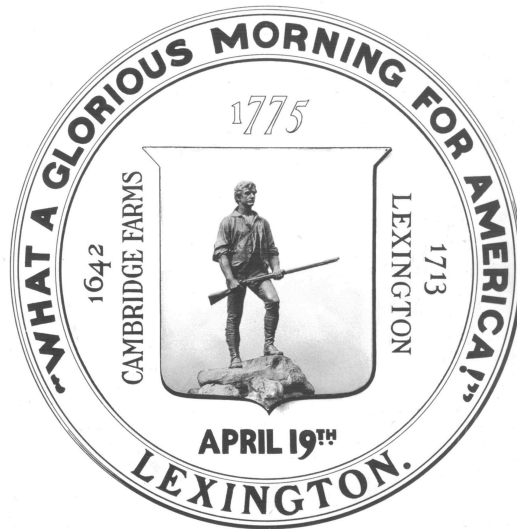


CAPITAL EXPENDITURES COMMITTEE

TOWN OF LEXINGTON



REPORT TO THE 2013 ANNUAL TOWN MEETING

Released March 25, 2013

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**Summary of Warrant Article Recommendations
is at the end of the report**

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Executive Summary

Beginning last October, the Capital Expenditures Committee (“CEC”) vetted proposals from municipal departments, school administration, and various citizens groups for capital projects to be included in Lexington’s Fiscal Year 2014 (“FY2014”) budget. Of those proposals, the ones in the recommended budget are addressed in this report, along with this Committee’s recommendations. A Summary of Warrant Article Recommendations is at the end of the report and the individual Warrant Article Recommendations begin on Page 28. As a result of the detailed review and refinement of capital requests since the initial presentations, *Town Meeting will observe that the CEC most often has joined a consensus among the boards and committees relative to the capital articles being presented to it.*

Our committee would like to draw Town Meeting’s attention to the following items:

- **Purchase of Land Off of Marrett Road**

The Town has purchased land off of Marrett Road (also known as the “Scottish Rite” property) to be used as a Community Center. Although the primary building on that property is in nearly-move-in condition, it will still require a multi-year commitment to Design & Engineering and then to construction to expand its functionality as a Community Center.

- **The CPA**

Use of the CPA in Lexington is now seven years old. The bonds that financed the purchase of Busa Farm, Cotton Farm, and the Leary Land have been paid in full, eliminating a nearly \$2 million burden on the CPF last year. The absence of that burden this year has expanded the opportunity for new or continuing projects in FY2014. The beginning of the debt service for the land purchase off Marrett Road is among the beneficiaries of that.

- **Big-Ticket Projects**

In the foreseeable future, the Town must consider many "big-ticket" projects (i.e., approximately \$1 million or more), including, but not limited to:

- Cary Memorial Building—Renovation
- Community Center—Build-out
- Community (Affordable) Housing—Development and Acquisition
- Conservation/Open Space Land—Acquisition
- Greenways Corridor—Implementation
- Fire Station Central Headquarters—Renovation or Replacement
- Hammond A. Hosmer House (previously called the White House)—Build-out for a use
- Minuteman Career & Technical High School—Renovation
- Munroe School—Reuse if current agreement not extended with the Munroe Center for the Arts
- Police Station—Renovation or Replacement
- Recreation Facilities—A continuing need
- Roads—A continuing need
- School Buildings—Expansion, Renovation & Reconstruction
- Sidewalks—A continuing need
- Stone Building (previously the East Lexington Library)—Build-out for a use
- Traffic Mitigation—A continuing need
- Visitor Center—Expansion & Renovation

The BoS, School Committee, Community Preservation Committee, and Permanent Building Committee will continue to evaluate, refine, prioritize, and schedule these projects for the next several years and propose realistic cost proposals in the 5-year projections. The Town-wide Facility Master Plan, still a work in progress, will contribute to that process.

The Mission of the Capital Expenditures Committee

From the Code of the Town of Lexington (§29-13):

- A. *Each year the Capital Expenditures Committee shall request and receive from the Town boards and departments a list of all capital expenditures that may be required within the ensuing five-year period. The Committee shall consider the relative need, timing and cost of these projects, the adequacy thereof and the effect these expenditures might have on the financial position of the Town.*
- B. *The Committee shall prior to each annual meeting for the transaction of business prepare, publish and distribute by making copies available at the office of the Town Clerk and at Cary Memorial Library, and by mailing or otherwise distributing to each town meeting member, a report of its findings, setting forth a list of all such capital expenditures together with the committee's recommendations as to the projects that should be undertaken within the five-year period and the approximate date on which each recommended project should be started. This publication may be combined with and distributed at the same time as the Appropriation Committee Report.*

From the Code of the Town of Lexington (§29-14): *The term capital expenditures shall mean any and all expense of a nonrecurring nature not construed as an ordinary operating expense, the benefit of which will accrue to the Town over an extended period of time.*

From the Code of the Town of Lexington (§29-26): *...the Capital Expenditures Committee shall state whether it endorses each recommendation of the Community Preservation Committee.*

How to Read This Report

Our report is divided into four sections:

- An overview of capital projects in Lexington;
- Presentation of a five-year capital budget;
- Spending history and general capital plan for each department and program; and
- This year's capital articles.

Where our narrative includes a "See Article ____", it is referring you to that Article in the last section—"Warrant Article Analysis and Recommendations". In that section you will find:

We have quoted the Town's or a Town Committee's documentation for each of the Articles on which we are reporting. If we believe that quote has both adequately described the proposed work and satisfactorily made the case for the Town's need, you will not find us paraphrasing or otherwise reiterating either of those matters in this report. However, additional narrative is included if we don't feel that is the case.

Our Committee's recommendations and how we voted are shown only in the boxed header for each Article and, if applicable, in any sub-elements unless there are further comments on our recommendation. If there are such comments, they will be *in italics* at the end of the text below the boxed header.

Our oral report on Town Meeting floor will reiterate our written report and present any new information not available as of this writing. When we report on a capital article on Town Meeting floor during the deliberations, a committee member will provide the committee's recommendation and, if applicable, comments related to that recommendation.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2013 ATM

Summary of FY2014 Capital-Budget Requests

Art.		Requests ¹						CEC Recommended Difference from Total
		Tax Levy		Enterprise Funds ³	State Chap. 90 (Roads)	Approp. & Auth. Other	Total	
		Debt	Cash ²					
	Community/Economic Development							
8(b)	CPA Conservation Restriction Enforcement		\$25,000				\$25,000	
8(j)	Merriam Hill Preservation		\$3,000				\$3,000	
8(k)	Moon Hill National Register Nomination		\$6,000				\$6,000	
8(i)	Lexington Center Pocket Park		\$21,500				\$21,500	
	Public Safety							
10(a)	Fire Pumper Replacement	\$485,000					\$485,000	
	Culture and Recreation							
10(b)	Cary Memorial Library RFID Conversion		\$124,000				\$124,000	
8(h)	Lincoln Park Field Improvements	\$228,250	\$150,000	\$186,750			\$565,000	
8(f)	Park and Playground Improvements		\$147,500				\$147,500	
8(g)	Park Improvements - Athletic Fields		\$65,000				\$65,000	
9(a)	Pine Meadows Improvements			\$75,000			\$75,000	
	Public Facilities Department							
14(a)	Municipal Bldg Envelope & Systems		\$173,954				\$173,954	
8(d)	Muzzey Sr Center Upgrade Phase 3		\$526,818				\$526,818	-\$526,818
8(c)	Cary Memorial Building Upgrades		\$550,000				\$550,000	
14(b)	School Building Flooring Program		\$125,000				\$125,000	
14(m)	Public Facilities F350 Vehicle	\$80,000					\$80,000	
14(c)	Schools Interior Painting Program		\$150,000				\$150,000	
14(d)	School Window Treatments		\$50,000				\$50,000	
14(e)	School Paving Program		\$150,000				\$150,000	
14(f)	LHS Overcrowding - Phase 3	\$362,000					\$362,000	
14(n)	Public Facilities Bid Documents		\$175,000				\$175,000	
14(g)	School Security Standardization		\$370,000				\$370,000	
14(h)	Installed Wall Units - Air Conditioner		\$56,000				\$56,000	
14(i)	School Bldg Envelope & Systems		\$235,000				\$235,000	
14(j)	New Clarke Middle School Bus Loop		\$35,000				\$35,000	
14(o)	Human Resources Office Renovation		\$29,500				\$29,500	
14(k)	Hastings Kitchen Renovation		\$90,000				\$90,000	
14(l)	Print Shop Renovation	\$312,000					\$312,000	
	Public Works Department							
10(h)	Hastings Park Gazebo Rehab Design		\$15,000				\$15,000	
12(a)	Wastewater Sys Investigation & Improve			\$1,200,000			\$1,200,000	
10(i)	Street Improvements		\$1,890,074		\$924,164		\$2,814,238	
11	Water Distribution System Improvements			\$900,000			\$900,000	
10(j)	Town-wide Culvert Replacement		\$390,000				\$390,000	
10(k)	Storm Drainage Improve & NPDES Compl	\$184,845	\$155,155				\$340,000	
10(l)	DPW Equipment Replacement	\$349,000		\$291,000			\$640,000	
10(m)	Hastings Park Irrigation		\$73,000				\$73,000	
10(n)	Hydrant Replacement Program		\$50,000	\$50,000			\$100,000	
10(o)	Comprehensive Watershed Storm Water Mgt	\$390,000					\$390,000	
10(p)	Town-wide Signalization Improvements		\$125,000				\$125,000	
12(b)	Pump Station Upgrades			\$100,000			\$100,000	
10(q)	Hartwell Avenue Infrastructure Improvements	\$800,000					\$800,000	
10(r)	Sidewalk Improvements	\$400,000					\$400,000	
10(s)	Concord Avenue Sidewalks	\$2,904,000				\$96,000	\$3,000,000	
	Lexington Public Schools							
13(a)	Systemwide Technology Capital Request	\$728,000	\$485,000				\$1,213,000	
13(b)	Systemwide School Furniture	\$201,387	\$37,065			\$42,579	\$281,031	
13(c)	Time Clock/Time Reporting System		\$30,000				\$30,000	
	General Government							
10(c)	Head End Equipment Replacement		\$60,000				\$60,000	
10(d)	MIS Technology Improvement Program		\$160,000				\$160,000	
10(e)	Network Redundancy and Improvement Plan		\$36,000				\$36,000	
10(f)	Replace Town-wide Phone Systems-Phase II		\$146,000				\$146,000	
10(g)	Town-wide Electronic Document Mgmt Sys		\$60,000				\$60,000	
8(a)	Archives & Records Mgmt/Preserve/Conserv		\$20,000				\$20,000	
	Land off Marret Road Purchase		See 14(n)					
	Non-Government							
8(m)	LexHAB Set-Aside for Housing Acquisition		\$450,000				\$450,000	
8(o)	Buckman Tavern Restoration & Renovation		\$650,000				\$650,000	
8(l)	Greeley Village Front Door Replacement		\$172,734				\$172,734	
8(n)	ACROSS Lexington Pedestrian & Bicycle		\$5,875				\$5,875	
	Totals	\$7,424,482	\$8,269,175	\$2,802,750	\$924,164	\$138,579	\$19,559,150	-\$526,818

¹ Not shown are \$150,000 for the CPC's Administrative Budget (Article 8(q)), \$36,875 debt service for the FY2013 purchase of the Wright Farm land (Article 8(p)), \$115,000 debt service for the FY2014 purchase of the land off Marrett Road (March 18, 2013, Special Town Meeting, Article 2), and \$124,057 debt service using State reimbursement for school upgrade project (Article 22).

² All types (including set-aside for roads from FY2001 Override); see the Summary at the end of this report or the Warrant Article Analysis and Recommendations, starting on Page 28, for the specific types.

³ Includes use of retained earning and debt; see the Summary at the end of this report or the Analysis and Recommendations for the specific types.

Capital Budget

Lexington allocates appropriate resources to needed capital projects by considering them in four categories:

- Big-ticket projects (greater than \$1,000,000);
- Small-ticket projects (between \$25,000 and \$1,000,000);
- Enterprise & Revolving Funds projects (greater than \$25,000); and
- Community Preservation Fund projects (any dollar amount).

The Capital Expenditures Committee:

- Assesses capital needs brought forward by each department (municipal and schools) as well as the Community Preservation Committee (CPC) through the annual budgeting process;
- Works with those departments and the CPC to identify capital needs anticipated to manifest during the next five years; and
- Independently examines public facilities, infrastructure systems, and prospective longer-term needs, as well as issues and facilities not being addressed within any department;
- Through this report and in presentations, this Committee advises Town Meeting about the necessary and prudent investments to maintain, improve, and create new facilities required to serve Lexington citizens safely, effectively, and efficiently. During the year, Committee members also work with and advise staff members in various departments, consult with other public committees, and make our views known to the Selectmen and School Committee, in an effort to shape a responsible capital budget for Lexington residents.

Please note these important caveats:

- All cost figures are estimates. The degree of accuracy varies by project. Those projected several years into the future are the most uncertain. They are subject to refinement as projects are designed, bid, and built. Even relatively near-term work is subject to cost uncertainties until projects are bid and contracts signed as material, labor, and contract-management costs are often highly variable even over a period of just a few months.
- The scope of future projects is often highly uncertain. Accordingly, project budgets are subject to significant revision as the work is defined through the political and budgeting processes.
- Dates for appropriations and taxpayer impact of financing projects are given in fiscal years, beginning July 1, unless otherwise specified.

Big-Ticket Projects

Big-ticket capital projects typically cost about \$1 million or more and satisfy the conditions under which the Town is permitted to borrow funds for at least 10 years. They require careful analysis, budgeting, and broad support. The Town Manager and BoS' capital policy has generally maintained that such big-ticket projects be funded through borrowing, consistent with their expected life and annual budgeting for operating needs.

This borrowing can be done in one of two ways:

- Through voter-approved debt exclusions that place the costs of financing outside the Proposition 2½ tax-levy limit and ensuring broad support, or
- By absorbing into the operating budget any portion of the borrowing not covered by CPA funds. This option has significant implications for the financing of other Town needs.

For example, the costs associated with renovating the Cary Memorial Library and certain additional costs associated with renovation of the secondary schools were covered in the operating budget. Time was of the essence for both of these projects as failure to have done so would have resulted in violation of a deadline and subsequent loss of State certification and accompanying, substantial State funding.

When projects are funded under the CPA, a debt-exclusion vote is not required. Three examples of this are:

- The authorization at the 2009 May Special Town Meeting to purchase the Busa property (total cost \$4.197 million).
- The authorization at the 2010 Annual Town Meeting of \$1,500,000 of a \$1,825,000 appropriation for the Town Office Building Renovation.
- The authorization at the March 18, 2013, Special Town Meeting of \$7,652,500 toward the \$11,212,500 purchase expenses of the land off of Marrett Road.

The Projects Agenda

The following is an updated list of big-ticket items that are under consideration in Lexington:

- Cary Memorial Building—Renovation. (See 8(c))
- Community Center—Build-out. Building just purchased off Marrett Road; will require build-out for occupancy and expanded functionality.
- Community (Affordable) Housing—Development and Acquisition. (See Article 8(m))
- Conservation/Open Space Land—Acquisition
- Greenways Corridor—Implementation. Projects to link open spaces with trails. A small project is before this Town Meeting. (See Article 8(n)) The major West Lexington Greenway Project—the proposed trail network west of I-95/Route 128 linking all Town-owner open space with the centerpiece of the project to consist of a universally accessible trail linking the Minuteman Bikeway with the Battle Road Trail in the Minuteman National Historic Park—has been studied.
- Fire Station Central Headquarters—Renovation or Replacement
- Hammond A. Hosmer House, 1557 Massachusetts Avenue (previously called the White House)—It has been stabilized; will now require build-out for a use.
- Minuteman Career & Technical High School—Renovation
- Munroe School—Reuse if current agreement not extended with the Munroe Center for the Arts
- Police Station—Renovation or Replacement. Needed to accommodate current demands and to improve working efficiencies.
- Recreation Facilities—A continuing need (See Articles 8(f–h) & 9(a))
- Roads—A continuing need. There are several arterial roads that need reconstructing. At the time of this report, there are no plans for a debt exclusion for roads. (See Article 10(i))
- School Buildings—Expansion, Renovation & Reconstruction. Expansion is needed at the Lexington High School, renovation or replacement of the Hastings Elementary School, and ultimately renovation or replacement of the High School. (See Article 14(f))
- Sidewalks—A continuing need. A large amount of work is needed on our sidewalks—in residential areas, in the Central Business District (“CBD”), and in other business districts elsewhere in Town. At the time of this report, there are no plans for a debt exclusion for sidewalks. (See Article 10(q–s))
- Stone Building, 735 Massachusetts Avenue (previously the East Lexington Library)—Build-out. It has been stabilized; will now require build-out for a use.
- Traffic Mitigation—A continuing need. This remains an important matter in recognition of it often being a major concern to those in our residential districts. Actions taken are often an element of road-related projects, rather than being solely to achieve the mitigation.
- Visitor Center—Expansion & Renovation. Has had a needs assessment; next would be a concept, then D&E, and then construction funding. (Article 8(e) was to fund D&E, but that request will be Indefinitely Postponed at this Town Meeting.)

The Community Preservation Act (CPA)

On March 6, 2006, Lexington voters approved adopting the CPA for our Town at the level of a 3% surcharge on property taxes. The proceeds under the CPA may be used for various capital projects

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2013 ATM

within the categories of Community Housing, Historic Resources, Open Space, and Recreational Use. There are limitations in the Act regarding which projects within those categories can be funded under the Act.

According to the CPC's "CPF Account Balances" & "Projects and Commitments", as of July 1, 2012:

- Town Meeting had approved \$31,419,602 of projects that the CPC has recommended to Town Meeting. Of that, \$6,813,114 (21.7%) was for Community Housing, \$7,340,079 (23.4%) for Historic Resources, \$9,592,017 (30.5%) for Open Space, \$3,355,392 (10.7%) for Recreational Use, and \$4,319,000 (13.7%) for pending purpose(s) (i.e., the full approval for the Busa Farm purchase and related expenses). Also, a yearly amount (now \$150,000—and \$730,000 to that date) was for the Administrative Budget with unneeded funds returned, yearly.
- Available for appropriation at these Town Meetings is \$6,628,088 that consists of \$1,958,131 in available balances from the reserves and the undesignated fund balance and \$4,669,957 in estimated revenues during FY2014. The latter consists of the \$3,691,000 from the CPA property surcharge, \$961,957 as the State supplement¹, and \$17,000 as investment income.
- At this time, if all of the CPA-related projects that are before this Town Meeting and anticipated ultimately to be recommended by the CPC for funding (see Articles 8(a)-c) & (f)–(o) and 14(n)), the \$36,875 appropriation for the Wright Farm Debt Service, and the \$150,000 appropriation for the Administrative Budget are approved by this Town Meeting along with what had been approved at the March 18, 2013, Special Town Meeting under Article 2 for the purchase of the property off Marrett Road (the purchase price plus the ancillary costs, which includes the debt service), that would constitute \$10,018,234 in additional project approvals: \$622,734 (6.2%) for Community Housing, \$8,981,500 (89.7%) for Historic Resources, \$51,500 (0.5%) for Open Space, and \$362,500 (3.6%) for Recreational Use. That total does not include in the Historic Resources total the \$526,818 for the last phase of the Muzzey Senior Center Upgrade (see Article 8(d)) as, with the purchase of the property off Marrett Road, it is anticipated that Upgrade request would be Indefinitely Postponed. The unspent \$561,518 of CPF cash appropriated at the 2012 ATM under Article 8(d) for all the Upgrade design and engineering (D&E) and the initial construction would be reviewed for release back to the CPF.
- Thus, considering the anticipated Indefinite Postponement of the new request for the Muzzey Senior Center Upgrade and the likely release of last-year's Upgrade funding, both increases to the CPF, and accounting for cash requirements of this year's program to be recommended to this Town Meeting, the FY2014 Wright Farm (see Article 8(p)) and Marrett Road ancillary costs, and Administrative Budget (see Article 8(q)) appropriations, all decreases to the CPF, that would leave a cash balance in the CPF at the end of the 2013 ATM of \$4,374,497.

Our CPA-surcharge funding is eligible for supplemental State funding based on each town's prior-fiscal-year's property-tax surcharges, but the percentage is not guaranteed. When there are not sufficient funds for a 100% match, the State does a 2nd-round, and potentially 3rd-round, calculation to determine the final supplemental funding for those communities that have adopted the maximum 3% surcharge, including Lexington.

Since the passage of the CPA, the supplements have been funded from the State's CPA Trust Fund that gets its revenue from surcharges on the fees on property transactions at the Registries of Deeds. That process continues, but based on State Legislature action and signature by the Governor on July 9, 2012, of the FY2013 State budget, to the extent the State ends FY2013 with a surplus, up to the first \$25 million of that surplus also shall be added to that Trust Fund.² Although that Legislative action only applies to any FY2013 surplus, there were indications from the Legislative leaders they intend to repeat that provision in each future fiscal year. As both funding sources for that Trust Fund are highly variable, there is uncertainty about the level of future State-supplement funding.

¹ Calculated at 27.7% (rounded).

² The Acts of 2012, Chapter 139, Section 155

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This has been the history of distributions at the State level under the CPA in the years relevant to Lexington:

For Communities Having Adopted CPA (out of total of 351)					
Year in which supplement distributed	Number	Percentage of Massachusetts	Total of all CPA Surcharges (\$M)	Total Supplement	
				Amount (\$M)	Percentage
FY2008	113	32.2%	\$68.1	\$68.1	100.0%
FY2009	127	36.2%	\$74.1	\$54.6	73.7%
FY2010	135	38.5%	\$78.2	\$31.6	40.4%
FY2011	142	40.5%	\$82.0	\$25.9	31.5%
FY2012	143	40.7%	\$84.8	\$26.2	30.9%
FY2013	148	42.2%	\$89.2	\$27.7	31.1%
Totals			\$476.5	\$234.1	49.1%

Notes: (1) Seven communities that have previously voted to accept the CPA will be eligible to receive their first supplement in FY2015. (2) Distribution in FY2013 was net of \$9,577 as an adjustment was made across the distribution to correct for a prior-year error for Phillipston.

And here is the supplemental funding received by Lexington from the State, along with a projection for FY2014:

Year in which supplement received	Prior-Year's CPA Surcharge Collected ¹	State Supplement Percentage				Total Suppl Amount
		1st Round	2nd Round	3rd Round	Total	
FY2008 (Actual)	\$2,556,362	100.0%	N/A	N/A	100.0%	\$2,556,362
FY2009 (Actual)	\$2,777,882	67.6%	1.8%	N/A	69.4%	\$1,927,708
FY2010 (Actual)	\$2,931,678	34.8%	0.9%	0.5%	36.2%	\$1,060,390
FY2011 (Actual)	\$3,042,587	27.2%	0.6%	0.4%	28.2%	\$858,729
FY2012 (Actual)	\$3,206,117	26.6%	0.6%	0.4%	27.6%	\$885,463
FY2013 (Actual) ²	\$3,344,371	26.8%	0.6%	0.4%	27.8%	\$929,507
Total Actual:	\$17,858,997	Received to date:			46.0%	\$8,218,159
FY2014 (Projected) ³	\$3,477,421	TBD	TBD	TBD	27.7%	\$961,957
Totals including projected:	\$21,336,418				43.0%	\$9,180,116

¹ The "actuals" are the net amounts as used by the State; the "projected" is the Town's projection for the gross collection.

² The Total Suppl Amount includes \$255 to correct an underpayment in FY2012 from an error with Phillipston's surcharge.

³ The projected percentage does not include any increase that would result from the State finishing FY2013 with a surplus. (See earlier narrative regarding potential for up to a \$25 million addition to the State's CPA Trust Fund.)

At this time, the latest estimate of the potential supplement percentage for FY2014 by the Massachusetts Department of Revenue (DOR) Division of Local Services (DLS) is that the 1st Round should be 26%. As shown above, our recent experience in the 2nd & 3rd rounds has been an additional 1.0%. For the FY2014 projections in the above table, we are using about the same as achieved in FY2013 and without considering any potential increase because of an addition resulting from any FY2013 State surplus.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2013 ATM

Although there are other factors that will affect the size of the State's CPA Trust Fund from which the supplements are made (e.g., its administrative expenses and interest earned on that Fund), the following is a year-to-year comparison of CPA Trust Fund collections at the Registry of Deeds, its revenue source, for the first 5 months of this Trust-Fund year which is the latest data we have been given, so far. Also included in the last column is the change from last-year's collections to the year before that so the chart provides the percentages for each of the last two year-over-year comparisons.

CPA Trust-Fund (CPATF) Collections at the Registries of Deeds (\$M)					
Month¹	Comparison of CPATFs				
	Current to Last				Last to Its Previous
	FY2012/2013	FY2013/2014	Change	Percentage	Percentage
Oct	\$2.045	\$2.397	\$0.352	17.2%	-17.5%
Nov	\$2.187	\$2.736	\$0.549	25.1%	-10.4%
Dec	\$2.364	\$2.558	\$0.194	8.2%	-6.6%
Jan	\$2.512	\$2.769	\$0.257	10.2%	-8.9%
Feb	\$2.174	\$2.116	-\$0.058	-2.7%	-5.6%
Totals²	\$11.282	\$12.576	\$1.295	11.5%	

Source: Massachusetts Department of Revenue's (DOR's) Monthly Reports of Collections & Refunds ("Blue Book")

¹ The month of the DOR's "Blue Book". Although fees allocatable to the CPA Trust Fund are collected in each month, the July through April collections are reported in the subsequent month's report, and then the May & June collections are combined and reported in the June report.

² Totals may differ due to rounding. Does not include any adjustments that may have been made to monthly data prior to the latest month.

We can expect the Town-projected supplement for this year will be conservative because, so far, we are still seeing an overall increase in collections over last year and that a State surplus might well make a significant change in that Trust Fund balance. The Town, however, will receive whatever amount is determined by the DOR when the DOR uses the established formula to determine each participating municipality's share of the distribution that had been made in October of each year, but is now anticipated to be made in November, starting with this year.

So while the supplement level has fallen substantially since our first year, as shown in the earlier table, our Town will continue to receive significant help from the State toward the cost of our CPA-funded projects.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2013 ATM

Net of all currently contemplated FY2014 actions, our projection for the CPA funding available for FY2015 is:

Source	Amount
Estimated FY2015 Surcharge at 3% Rate with ~3.5% increase over FY2013 Budgeted Surcharge	\$3,820,185
Estimate State Supplement Received in FY2015 at ~28% of FY2014 Budgeted Surcharge	\$1,022,407
Estimated FY2015 Interest Income on the CPF Balance (same as FY2014)	\$17,000
Estimated Total Available for FY2015	\$4,859,592
Existing Obligations (Preliminary, Pre-Bonding, Estimates)	
Wright Farm Bonded Debt Service	\$413,000
Marrett Road Bonded Debt Service	\$1,034,600
Estimated Existing Obligations	\$1,447,600
Net Available without End-of-FY2014 Balance	\$3,411,992
Projected End-of-FY2014 Balance [†]	\$4,374,497
Net Balance Available	\$7,786,489

[†] Includes the expected return to the CPF of the unspent \$561,518 FY2013 appropriation for the Muzzey Senior Center Upgrades

Projects are put forth to Town Meeting for action by a Community Preservation Committee (CPC) whose membership, in our Town, is prescribed in the Code of Lexington as follows:

§ 29-23A. There is hereby established a Community Preservation Committee pursuant to Section 5 of Chapter 44B of the General Laws (the “Act”) consisting of nine members. The Board of Selectmen shall appoint three members of the Community Preservation Committee and the following bodies shall each select one of its members for membership on the Community Preservation Committee: the Conservation Commission, the Planning Board, the Recreation Committee, the Historical Commission, the Housing Authority and the Housing Partnership.

Town Meeting can only approve, reduce, or disapprove a project and it cannot change the purpose. Town Counsel has provided an opinion that Town Meeting can change the funding mechanism (cash or debt). As with any capital project, the CEC will give our recommendation on each of the projects put before the Town Meeting. (See Article 8)

The CPA provides an alternative funding mechanism for capital projects. *The CPA creates a separate pool of money that can be used for a limited set of projects and cannot be prioritized against the Town’s traditional capital needs. It is this dichotomy of funds and debate that is challenging.*

See the CPA Summary in the Brown Book (Appendix C, Page C–3) for a summary of the CPF status as of its publication on March 1st of this year.

Enterprise-Fund Projects

The Town operates three enterprise funds for revenue-producing activities funded outside the tax levy by user fees: water distribution, wastewater distribution [sanitary sewers], and certain recreation services, such as the golf course, swimming pools, and tennis courts. Recreational playground equipment, in contrast, is not fee generating and capital investment for such equipment is therefore funded as part of the small-ticket program. \$100,000 per year is paid from the Recreation Enterprise Fund for Lincoln Field debt service that is expected to continue until February 1, 2018, when that debt will be retired. Unlike property-tax revenues, enterprise-fund fees are *not* subject to a limit under Proposition 2½.

Coming before this Town Meeting are recommendations for projects in support of responsibilities of the Water, Sewer, and Recreation Enterprise Funds. These include Park and Playground Improvements (see Article 8(f–h)), Pine Meadows Improvements (see Article 9(a)), DPW Equipment Replacement (see

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2013 ATM

Article 10(l)), Water Distribution System Improvements (see Article 11), and Wastewater (Sanitary Sewer) System Improvements (see Article 12)).

From a capital standpoint, enterprise-funded projects are evaluated in terms of service and cost. For example, Recreation-Enterprise Fund funds have been used to initiate renovations and improvements to the Irving H. Mabee Pool Complex. Approved at the 2010 ATM was Recreation-Enterprise funding for the replacement of the hot-water, ventilation, and exhaust systems, and addressing compliance and safety issues.

Revolving-Fund Projects

Revolving funds established under the provisions of Massachusetts General Laws Chapter 44, Section 53E½, must be authorized annually by vote of the Town Meeting. The fund is credited with only the departmental receipts received in connection with the programs supported by such revolving fund, and expenditures may be made from the revolving fund, without further appropriation, for those programs.

Revolving funds are usually expended to cover non-capital costs and, therefore, this Committee normally doesn't report on their annual authorizations.

Small-Ticket Projects

Capital projects that not qualify as big-ticket projects are funded from the tax levy. Generally, they cost between \$25,000, the minimum qualification for consideration as a non-CPF capital expenditure, and \$1 million, and represent projects that should be funded on a regular, timely basis to maintain Town infrastructure. With the creation of the Department of Public Facilities as well as the Building Envelope "set-aside" passed in the June 2006 operating override, a new emphasis has been placed on continual infrastructure maintenance, a move that this Committee naturally applauds. We continue to work closely with the stewards of our assets to prioritize, plan, and project such work for a period of five years or more.

Five-Year Capital Plan

The table on the next three pages summarizes the five-year capital plan that this Committee is submitting for Town Meeting consideration. It reflects the expected 2013 ATM FY2014 appropriations and the contemplated FY2015–FY2018 requests. We started with the amounts and timing shown in the Brown Book, Pages XI–25 & XI–26. Those requests have been updated based on any information we received after it was published. We have made some additional entries in the out years where we feel there might be potential requests based on earlier studies, design & engineering work, or the existence of a multi-phase project, but where there is no formal position taken by the Town. In that vein, there are important caveats to that table:

- Please see the footnotes for some information on the status of many of the entries and how this Committee’s position differs from that presented by the Town in the Brown Book.
- There are a large number of GF, CPF, and potential debt-exclusion Big-Ticket Projects facing the Town in the near future, not all of which are shown in the out-years of this five-year plan which only goes out to FY2018. Excluding the millions of dollars of TBD entries, the Hastings School replacement, and the Marrett Road property’s build-out, the total is about \$104 million, which on a per-year average for the 4 years is 32% more than the net FY2014 request not including the Marrett Road purchase cost. Capital funds have been increased substantially from FY2013 to FY2014, but even at that level it will be a challenge to fund all of the possible out-year projects. While this Committee appreciates the Town’s concern about citing a preliminary estimate for projects that are not at all well defined, this Committee has a statutory requirement to present, evaluate, and make recommendations on the Town’s five-year capital needs. So we are pleased that the Town began developing a formal, Town-wide, Facilities Master Plan for the Municipal facilities and that a BoS-appointed committee is working on that task. We continue to urge the Town to present a prioritized and time-phased list of Big-Ticket Projects and their funding using a “best guess” for the likely costs.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2013 ATM

CEC FIVE-YEAR CAPITAL PLAN (FY2014–FY2018)¹						
Capital Project Requests (by executing department)	FY2014 Request	FY2015 Plan	FY2016 Plan	FY2017 Plan	FY2018 Plan	Non-TBD Totals
Fire						
Software (Police & Fire/EMS)	<i>See joint entry below under Police</i>					
Fire Pumper Replacement	\$485,000					\$485,000
Ambulance Replacement 1		\$250,000				\$250,000
Ambulance Replacement 2					\$280,000	\$280,000
Aerial (Ladder) Truck Replacement				\$1,000,000		\$1,000,000
Portable Radio Replacement		\$50,000				\$50,000
Town-wide Public Safety Radio System ²		TBD				
Subtotal—Fire (note TBD)	\$485,000	\$300,000	\$0	\$1,000,000	\$280,000	\$2,065,000
Information Technology (IT)/Management Information Systems (MIS)						
Head End Equipment Replacement	\$60,000		\$125,000	\$250,000		\$435,000
MIS Technology Improvement Program	\$160,000		\$84,000		\$90,000	\$334,000
Network Redundancy and Improvement	\$36,000	\$120,000	\$100,000	\$100,000	\$50,000	\$406,000
Replace Town-wide Phone Systems	\$146,000	\$255,000	\$52,000	\$204,000		\$657,000
Subtotal—IT/MIS	\$402,000	\$375,000	\$361,000	\$554,000	\$140,000	\$1,832,000
Police						
Software (Police & Fire/EMS) (Joint Entry)				\$425,000		\$425,000
Subtotal—Police	\$0	\$0	\$0	\$425,000	\$0	\$425,000
Public Facilities						
Public Facilities F350 Vehicle	\$80,000					\$80,000
Public Facilities Bid Documents ³	\$175,000	\$75,000	\$75,000	\$75,000	\$75,000	\$475,000
East Lexington Fire Station Physical Fitness Room		\$75,000				\$75,000
Headquarters Fire Station Replacement		\$300,000	\$12,700,000			\$13,000,000
Police Station Renovation/Replacement			TBD			
Municipal Building Envelope and Systems	\$173,954	\$178,302	\$182,760	\$187,329	\$192,012	\$914,357
Cary Memorial Building Upgrades	\$550,000	\$7,987,000				\$8,537,000
Muzzey Senior Center Upgrade Phase 3 ⁴	\$526,818					\$526,818
Build-out of the Stone Building ⁵			TBD			
Hammond A. Hosmer House Build-out ⁵			TBD			
Visitor Center Renovation & Expansion ⁶		\$175,000	\$1,692,900			\$1,867,900
School Security Standardization	\$370,000					\$370,000
Professional Devel/Conf Room Installed A/C Wall Units	\$56,000					\$56,000
Human Resources Office Renovation	\$29,500					\$29,500
Hastings Kitchen Renovation	\$90,000					\$90,000
Print Shop Renovation	\$312,000					\$312,000
School Building Roofing Program		\$157,930	\$396,162			\$554,092
School Building Envelope and Systems Program	\$235,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,035,000
School Building Flooring Program	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$625,000
School Window Treatments Extraordinary Repair	\$50,000	\$50,000	\$50,000			\$150,000
School Paving Program	\$150,000	\$100,000	\$100,000	\$100,000		\$450,000
School Interior Painting Program	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$750,000
LHS Overcrowding ⁷	\$362,000	\$3,000,000				\$3,362,000
Hastings School Renovation/Replacement ⁸			\$1,164,000		\$48,700,000	\$49,864,000
LHS Heating Systems Upgrade Phases 2, 3, & 4		\$250,000	\$1,150,000	\$2,250,000		\$3,650,000
Diamond Energy Improvements		\$200,000	\$200,000	\$200,000	\$200,000	\$800,000
Middle School Science and Performing Arts Spaces		\$465,000	\$175,000			\$640,000
New Clarke Middle School Bus Loop Study	\$35,000	\$285,000				\$320,000
Subtotal—Public Facilities (note TBDs)	\$3,470,272	\$13,773,232	\$18,360,822	\$3,287,329	\$49,642,012	\$88,533,667
Public Works						
Mass Ave - Three Intersections Improvement ⁹		\$500,000	\$50,000			\$550,000
Dam Repair		\$150,000	\$525,000			\$675,000
Street Improvements	\$2,814,238	\$2,829,088	\$2,844,309	\$2,859,910	\$2,875,902	\$14,223,447
Hartwell Avenue Infrastructure Improvements ¹⁰	\$800,000	\$8,000,000	\$690,000	\$8,890,000	\$8,000,000	\$26,380,000
Water Distribution System Improvements	\$900,000	\$600,000	\$600,000	\$600,000	\$600,000	\$3,300,000
Wastewater System Investigation and Improvements	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$6,000,000
Pump Station Upgrades	\$100,000	\$600,000	\$600,000	\$600,000	\$600,000	\$2,500,000
Town Wide Culvert Replacement	\$390,000	\$390,000	\$390,000	\$390,000	\$390,000	\$1,950,000
Storm Drainage Improvements and NPDES compliance	\$340,000	\$340,000	\$340,000	\$340,000	\$340,000	\$1,700,000
DPW Equipment Replacement	\$640,000	\$853,700	\$665,000	\$605,000	\$705,000	\$3,468,700
Hastings Park Gazebo Rehabilitation ¹¹	\$15,000	\$75,000				\$90,000
Hastings Park Irrigation	\$73,000					\$73,000
Hydrant Replacement Program	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
Comprehensive Watershed Storm Water Management Study and Implementation	\$390,000	\$390,000	\$390,000	\$390,000	\$390,000	\$1,950,000
Town-wide Signalization Improvements	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$625,000

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CAPITAL EXPENDITURES COMMITTEE REPORT TO 2013 ATM

CEC FIVE-YEAR CAPITAL PLAN (FY2013–FY2017) (continued)						
Automatic Meter Reading System			\$657,250	\$496,000	\$496,000	\$1,649,250
Battle Green Master Plan - Phase 3 ¹²		\$570,438				\$570,438
Lexington Center Pocket Park & 2nd Alley ¹³	\$21,500	\$95,000	\$7,500	\$35,000		
CBD Sidewalk/Street Improvement/Landscaping		\$300,000	\$3,500,000			\$3,800,000
Sidewalk Improvement ¹⁴	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$2,000,000
Concord Avenue Sidewalks	\$3,000,000					\$3,000,000
Subtotal—Public Works (note TBDs)	\$11,308,738	\$17,518,226	\$13,084,059	\$17,030,910	\$16,221,902	\$75,163,835
Library						
Cary Memorial Library RFID Conversion Project	\$124,000					\$124,000
Subtotal—Library	\$124,000					\$124,000
Recreation						
Center Track and Field Reconstruction					\$3,000,000	\$3,000,000
Park Improvements - Athletic Fields	\$65,000	\$100,000	\$110,000	\$200,000	\$210,000	\$685,000
Park Improvements- Hard Court Resurfacing		\$85,000	\$50,000	\$55,000	\$60,000	\$250,000
Lincoln Park Field Improvements	\$565,000	\$570,000	\$570,000			\$1,705,000
Town Pool Renovation				\$1,188,308		\$1,188,308
Pine Meadows Improvements	\$75,000		\$275,000		\$75,000	\$425,000
Pine Meadows Equipment		\$53,560	\$47,000			\$100,560
Athletic Facility Lighting			\$287,552		\$483,150	\$770,702
Park and Playground Improvements	\$147,500	\$65,000	\$65,000	\$65,000	\$65,000	\$407,500
ADA Accessibility Study		\$60,000				\$60,000
Subtotal—Recreation	\$852,500	\$933,560	\$1,404,552	\$1,508,308	\$3,893,150	\$8,592,070
Schools						
System-wide Technology Capital Request	\$1,213,000	\$1,200,000	\$980,000	\$980,000	\$980,000	\$5,353,000
Software Integration Services for School Programs		\$60,000				\$60,000
Systemwide Replacement of Clock and Bell System ¹⁵			TBD			
Food Service Equipment ¹⁶			TBD			
Time Clock/Time Reporting System	\$30,000					\$30,000
System-wide School Classroom & Administrative Furniture	\$281,031	\$100,000	\$100,000	\$100,000	\$100,000	\$681,031
Subtotal—Schools (note TBDs)	\$1,524,031	\$1,360,000	\$1,080,000	\$1,080,000	\$1,080,000	\$6,124,031
Town Clerk						
Town-wide Electronic Document Management System-Phase III	\$60,000					\$60,000
Election System Upgrade					\$60,000	\$60,000
Archives & Records Management/Records Conservation & Preservation ¹⁷	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$100,000
Subtotal—Town Clerk	\$80,000	\$20,000	\$20,000	\$20,000	\$80,000	\$220,000
Community-Wide (CPF Funded or, if noted, jointly with support from the GF)¹⁸						
CPA Restriction Drafting & Enforcement Funds ¹⁹	\$25,000		TBD			\$25,000
Merriam Hill Preservation Project	\$3,000					\$3,000
Moon Hill National Register Nomination	\$6,000					\$6,000
LexHAB Set-Aside for Housing Acquisition	See below		TBD			
Community Housing on the Leary Property ²⁰	\$450,000		TBD			
Community Housing on the Busa Property ²⁰			TBD			
Buckman Tavern Restoration and Renovation	\$650,000					\$650,000
Greeley Village Front Door Replacement	\$172,734		TBD			\$172,734
Marrett Rd Purchase & Community Center (also GF)	\$11,312,000	\$950,000		\$8,546,000		\$20,808,000
Land Purchases			TBD			
Greenways Corridor Projects (also GF) ²¹	\$5,875		TBD			
Subtotal—Community-Wide (CPF Funded)	\$12,624,609	\$950,000	\$8,546,000	\$0	\$0	\$21,664,734
Totals (No Allowance for TBDs)	\$30,871,150	\$35,230,018	\$42,856,433	\$24,905,547	\$71,337,064	\$204,744,337

¹ The following notes apply to all items below: (a) the amounts include all fund sources; (b) "TBD" indicates undefined at present, but the potential exists for one or more requests in those years; (c) most FY2015–FY2018 amounts are not presented on an inflation-adjusted basis; and (d) individual amounts may be below the \$25,000 capital threshold if projected to be funded from the CPF.

² Study was funded in FY2013 and this Committee is forecasting implementation in FY2015.

³ Increase above norm in FY2014 due to addition of D&E related to the purchase of land off Marrett Road.

⁴ Expected to be Indefinitely Postponed because of the purchase of property off Marrett Road for the siting of a Community Center which will incorporate functions currently at the Muzzey Condominium location. See this Committee's Report to the March 18, 2013, STM for more information on that purchase.

⁵ Added by this Committee.

⁶ Deferred from FY2014; amounts slipped by one year without any adjustment.

⁷ Although shown in FY2015, the Construction funding request is expected to be accelerated to a fall 2014 STM.

⁸ Time and amounts for D&E and construction reflect a School Committee decision at its January 8, 2013, meeting.

Continued on next page

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2013 ATM

CEC FIVE-YEAR CAPITAL PLAN (FY2013–FY2017) (continued)	
⁹	Deferred from FY2014; amounts slipped by one year without any adjustment. That moves the \$6,550,000 of construction funding previously forecasted for FY2018 off the span of this plan.
¹⁰	FY2014 includes the partial sidewalk along Hartwell Avenue.
¹¹	Construction funding in FY2015 added by this Committee after discussion with the DPW Director.
¹²	The FY2015 amount is a placekeeper from the Plan submitted to the Board of Selectmen, but doesn't represent any decisions by that Board regarding implementation.
¹³	This Committee has adjusted the Town's FY2015 construction-funding estimate from \$95,000, which was for doing both the pocket park and the alley, to the estimated \$51,600 for just the pocket park, and added its estimate for the projected D&E and construction for the alley in FY2016 & FY2017, respectively.
¹⁴	The FY2014 funding (\$200,000) for the partial Hartwell Avenue has been moved to the above Hartwell Avenue Infrastructure Improvements line.
¹⁵	While the replacement of the Town-wide Phone System may well accommodate the Schools clock-and-bell needs, this entry has been added by this Committee in recognition that it may take a separate action to meet those needs.
¹⁶	While most of the food-service equipment is funded from its revolving fund, this Committee has added this entry as an acknowledgement that some large equipment (refrigeration, freezers, oven banks, and line reconfiguration) would likely need assistance from the GF.
¹⁷	The Town has only forecast funding through FY2016 so this Committee has added level funding in FY2017 & FY2018 in anticipation that there will be ongoing support of these services at a declining level.
¹⁸	Although the following lines may show TBD or explicit dollar amounts, the only out-year commitment of the CPF is to fund the debt service, each year, on all outstanding financing that the CPF was obligated to pay. See the 1st footnote in the table on Page 3 for those FY2014 debt-service amounts and the reference to that year's Administrative-Budget request.
¹⁹	While the FY2014 funding is intended to address the funding needed to endow a 3rd party to hold the CPA-required conservation restrictions for open space purchased using the CPF, this Committee has added an acknowledgement that there is likely to be a need in later years to draft CPA-required restrictions on historic resources renovated using the CPF and then to endow a 3rd party to hold them.
²⁰	This Committee is acknowledging that there may be out-year funding required by the CPF or the GF to complete the design & construction of the Community Housing on the Leary Property and the Busa Property.
²¹	The West Lexington Greenway Project could be included in the out-years in this line.

Programs

Conservation and Open Space

The debt service for the Busa Farm has been fully paid. On March 19, 2012, the BoS endorsed the Busa Land Use Proposal Committee (BLUPC) recommendation by directing the Town Manager to issue an RFP for farming and to request LexHAB develop a proposal to use approximately ¼-acre of land along Lowell Street for affordable housing. It has been presumed that the operation and maintenance of the farm will not require any Town funds, but the LexHAB proposals will request funds at a later date, most likely from the CPF. Since the Town's purchase, the property has remained under lease for farming with the original owner.

Continuing the prior practice, funds are included in the Administrative Budget of the CPC to enable the Conservation Commission to do preliminary appraisals and land surveys, and this year's request will also cover a required update to the 5-Year Open Space and Recreation Plan. (See Article 8(q))

With regard to the West Lexington Greenway Corridor Project, the 2007 ATM voted \$125,000 from the CPF to hire an engineering firm to create a Master Plan for the entire West Lexington Greenway Corridor with a focus on creating a new pedestrian and bicycle trail through conservation land by connecting the Minuteman Bikeway with the Battle Road Trail. The planning and engineering firm Vanasse Hangen Brustlin, Inc. (VHB) was hired and completed a Master Plan in August 2011 and, following comments by the Greenways Corridor Committee, the 25% Design Drawings for the proposed Minuteman Bikeway and Battle Road connector trail were completed by October 2012. The full West Lexington Greenway Corridor is not ready for implementation; however, this Town Meeting will be asked to fund the route marking for the remaining 35 miles of an approximately 40-mile pedestrian and bicycle route throughout the Town. (See Article 8(n))

Senior/Community Center

The current Senior Center is located at the Muzzey Condominiums. In addition to senior activities, the Center houses the Town's Human Services Director and the Veterans Services Agent's office. However, with the Town's purchase of the land off Marrett Road, this Committee expects that no further funding will be requested for improvements to the current Senior Center as a new Community Center, incorporating the functions of the current Senior Center and housing at least the same Town staff that is there now, will be the primary use of the Marrett Road facility.

For the record, this is a recapitulation of the Senior Center improvement plans. In Phase I, DPF directed a study by Bargman, Henrie and Archetype (\$45,100 under 2010 ATM, Article 8(o)) that produced a report in May 2011 entitled "Muzzey Senior Center Life Safety Improvements". It recommended several infrastructure improvements to the present Senior Center to proceed in two subsequent phases. Phase II, funded from the CPF (\$561,518 under 2012 ATM Article 8(c)), was to do the D&E up to construction documents for both phases and to fund higher-priority work. None of the Phase II monies have been used because negotiations with the Muzzey Condominium Associations regarding the planned work were not successful, and then the potential Marrett Road purchase warranted a hold. The Phase III FY2014 CPF request for \$526,818 is expected to be Indefinitely Postponed. (See Article 8(d) for a description of the work contemplated under both Phases II & III.)

Fire

The Fire Department uses industry standards and its own experience to establish the replacement schedule for its capital equipment. Unlike many pieces of Town equipment, fire engines and medic (rescue-ambulances) trucks are partially custom-made and equipped, require very detailed specifications, and typically require many months between placing the order and the delivery and acceptance of a piece of equipment.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2013 ATM

The mission of the Fire Department in the 21st century has shifted beyond traditional firefighting to emergency services, homeland security, and community education—with our firefighters now being trained for Emergency Medical Services (EMS) and Advanced Life Support (ALS). The equipment to perform these missions has changed with new technologies for firefighting and communications, yet the basic pumper truck, ladder truck, and rescue-ambulance are still essential to the mission.

Lexington must continue to replace its aging equipment and retain back-up capacity. The table below includes the forecasted need for replacing major capital vehicles in the current inventory.

The one capital request by the Fire Department for FY2014 is to fund the replacement of a recently purchased Fire Pumper that is plagued with serious mechanical issues. (See Article 10(a))

The 5-year budget plan proposed by the Town Manager indicates that a D&E funding request for replacement of the existing Fire Station Headquarters located at 45 Bedford Street will be made in FY2015 followed by a FY2016 request for construction funding. This Committee wants more certainty and awaits the BoS' determination of whether the project will be one of renovation and expansion of the existing building or complete reconstruction on the present or an alternative footprint.

Major Capital Equipment

Following is the current inventory of the Fire Department's major capital equipment¹—ordered by the year of the currently-projected replacement funding:

Projected Replacement Funding	ID	Type	Make	Model Year Purchased	Put-in-Service Date	Originally Projected Useful Life (Years)	Original Cost
FY2014	E-2	Pumper	Ferrara/ Inferno	2010 ²	Aug 2010	20 ³	\$544,034 ⁴
FY2015	M-06	Ambulance	Chevrolet/ Lifeline	2006	April 2006	10	\$165,000 ⁵
FY2017	L-1	Aerial	Emergency One/Cyclone	2000	June 2001	18	\$588,000 ⁶
FY2018	M-09	Ambulance	Chevrolet/ Lifeline	2009	Jul 2009	10	\$204,000 ⁷
FY2019	E-4	Pumper	Ferrara/International	2003	Jul 2003	20 ³	\$210,000
FY2021	M-12	Ambulance	Ford/Horton	2012	Mar 2012	10	\$251,199 ⁸
FY2021	E-3	Pumper	Emergency One/Typhoon	2004	Jan 2005	20 ³	\$345,000
FY2027	E-1	Pumper	Ferrara/ Intruder II	2007	Apr 2008	20 ³	\$389,000
FY2030	E-2	Pumper	Ferrara/ Inferno	2010	Aug 2010	20 ³	\$544,034 ⁹
Not Applicable ¹⁰	S-1	Bucket Truck	International	1984	1984		
Not Applicable ¹¹	F-1	Brush Truck	Chevrolet/ Kodiak	2008	Oct 2008	10-12	\$80,000
Not Applicable ¹²	F-2	Brush Truck	Ford/ Skid-Mounted Pump	2001	2001	10-12	\$60,000

¹ Includes ID series "E" (pumpers), "L" (ladder), & "M" (Medic) (M designation followed by vehicle year). Not included are ID series "C" (cars), "F" (Forestry), "H" (trailer), "S" (service vehicles, including trailer), and a light unit as they are funded from the operating budget with these exception: S-1 is a capital-equipment item that won't be replaced, and F-1 & F-2 previously had been in the Capital plan for replacement, but are no longer in the capital-replacement schedule.

² Plagued with serious mechanical issues. See Article 10(a).

³ Of the 20 years, it is expected that 10 will be spent as a front-line unit and 10 as a reserve unit.

⁴ Net cost was \$499,034 (\$544,034 less \$45,000 for the trade-in for old E-3), but gross cost being listed as future status is unknown. (See footnote 2)

⁵ As of 28 Nov 2012, projected replacement cost in FY2015 is ~\$250,000.

⁶ As of 28 Nov 2012, projected replacement cost in FY2017 is ~\$1,000,000.

⁷ As of 28 Nov 2012, projected replacement cost in FY2018 is ~\$280,000.

⁸ Net cost was \$241,199 (\$251,199 less \$10,000 for the trade-in for old M-3), but gross cost being listed as future status of a trade-in is unknown—plus it's expected any purchase ~8 years out will, as with all the other out-year purchases, be at a much higher cost.

⁹ Net cost was \$499,034 (\$544,034 less \$45,000 for the trade-in for old E-3), but gross cost being listed as future status of a trade-in is unknown—plus it's expected any purchase ~17 years out will, as with all the other out-year purchases, be at a much higher cost.

¹⁰ This truck currently is used to service the remaining wired fire-alarm circuits. Its bucket was transferred over from a 1969 model-year truck that had been in the inventory. The Department is in the process of decommissioning and removing those wired circuits. That work is done by department personnel on overtime. When that is completed—which is now expected to be this fiscal year—it will be maintained for other uses, but when no longer of value, it will be removed from service, sold following the surplus-equipment procedures, and not replaced.

¹¹ Now being treated as an Operating, rather than a Capital, item. (Shown this last time just for continuity.)

¹² The truck now being treated as an Operating, rather than a Capital, item. The skid-mounted pump can be easily moved from truck to truck—and gets little use. It, too, would be replaced using Operating Funds. (Shown this last time just for continuity.)

Fire Department 5-Year Capital Appropriation History (All Sources)

	FY2009	FY2010	FY2011	FY2012	FY2013
Public Safety Radio Connectivity					\$50,000
Fire Trucks		\$500,000		\$240,000	
Rescue-Ambulances	\$200,000				
Fire-Department HQ ¹	\$40,000	\$100,000			
Fire-Hydrant Replacement ²	\$50,000				\$50,000
East Lexington Fire Station	\$47,500				
Munroe Fire-Protection System ³	\$579,550				
Police & Fire/EMS Mobile Computerization ⁴	\$156,000				
Self-Contained Breathing Apparatus			\$260,000		
Fire HQ Alarm Receiver			\$30,000		
Firefighter Protection Turnout Gear				\$88,000	
Totals	\$1,073,050	\$600,000	\$290,000	\$328,000	\$100,000

¹ Women's Shower (FY2008); Redesign Study (FY2009 & 2010 [includes \$29,700 CPF])

² Includes \$25,000 each year from Water Enterprise Fund

³ CPF (Ultimately completed for \$345,325)

⁴ Joint with Police (shown in both departments)

Police

The Lexington Police Department (LPD), which provides public safety services through a team of dedicated police officers, detectives, dispatchers and support staff, is supported by the Town's Capital Program in the areas of communication systems, computer systems, and improvements to the facility in which it is housed.

The FY2014 Capital Budget contains no requests for funding Police Department capital projects. The Lexington Police Headquarters will benefit, however, from funds approved for FY2014 from the ongoing request for Municipal Building Envelope and Systems (see Article 14(a)) to fund of extraordinary repairs. The Police Department ceiling system replacements, interior painting, minor construction for improved space utilization, and implementation of access controls for improved LPD internal controls are projects approved for use of a portion of those funds.

We note that the Town's proposed 5-Year Capital Plan contains a project for the D&E related to a renovation and add-on to the existing Police Station located at 1575 Massachusetts Avenue, although the funding year and cost are not included in the Brown Book. As discussed above with the Fire Headquarters Building Replacement, our Five-Year Capital Plan has this line under the Public Facilities Department.

Both the Police and Fire Departments described to our Committee the burdens they face with the current, primitive, software used to track and report on their activities. The current software does not mitigate inefficient use of personnel for extensive manual tabulation and does not generate the sophisticated reporting that is essential and required in today's environment. A project proposal based on the 2004 Public Safety Staffing Review was drafted on September 15, 2008, recommended replacing the software with one better aligned with the current needs of the Police and Fire Departments. This Committee fully supports the upgrade and remains very concerned about this project's repeated postponement. First, in the Town's FY2011–FY2015 Capital Plan it was projected that a study would be funded in FY2014 (\$10,000) with purchase in FY2015 (\$400,000). Next, in its FY2012–FY2016 Capital Plan, the Town projected a single funding of \$410,000 (presumably study and purchase) for FY2016, and last year its Capital Plan had slipped that same amount to FY2017. This year, the Town's FY2014–FY2018 Capital Plan retains a single funding for FY2017, however now at \$425,000. While this Committee appreciates the Town's position that on-going coordination with Police and Fire Departments in other municipalities will help to identify the best option for an enhanced, viable, alternate software, and that a transition to any new software represents a substantial training burden on the departments, we are concerned that a long-standing Public-Safety issue can't be addressed sooner than FY2017.

Police Department 5-Year Capital Appropriation History (All Sources)

	FY2009	FY2010	FY2011	FY2012	FY2013
Police & Fire/EMS Mobile Computerization ¹	\$156,000				
Police Station Space Preservation & Needs Study		\$45,000			
Police Station Ventilation System ²			\$31,700		
Totals	\$156,000	\$45,000	\$31,700	\$0	\$0

¹ Joint with Fire (shown in both departments)

² CPF

Library

Restoration work to, and updating the Massachusetts Historical Commission Inventory on, the Stone Building (former East Lexington Library Branch), including a new roof, gutters, aluminum siding removal, painting, and window glazing, were completed in 2010 using \$202,933 from the CPF under 2010 ATM, Article 8(q). Although the Historic Structures Report on which this work was based recommended a small addition to the rear, those plans were not acted upon as the Town has not yet determined a new use for the building. The building continues to be maintained by the DPF under the oversight of the Cary Library Board of Trustees.

In December 2010, architects Adams and Smith were hired to study how operations at the Main Library could be improved (\$25,000 under 2010 ATM, Article 12(q)). Funding of \$100,000 for recommended changes was approved under 2011 ATM, Article 13(l). The recommendations include changes to workflow and ergonomics. This year's request for purchase of equipment, supplies and staff time to convert Cary Library materials to Radio Frequency ID (RFID) is a direct result of that report. (See Article 10(b))

Public Works

The Department of Public Works (DPW) is responsible for design, bidding, construction, and management on projects related to all Town facilities except buildings that are assigned to the Department of Public Facilities (DPF). The DPW is organized around seven elements: Administration, Engineering, Highway Division, Public Grounds Division, Environmental Services Division, Water Division, and Sewer (Wastewater) Division.

Major components of DPW's FY2014–FY2018 capital projects include:

- Road and sidewalk construction
- Water distribution and wastewater systems improvements
- Storm-water control and management
- Hartwell Avenue Infrastructure Improvements
- Trucks and heavy equipment necessary to accomplish the DPW mission

DPW's capital needs—except CPA, Revolving-Fund, or Enterprise-Fund projects—must be funded by the general tax levy and/or voter-approved debt exclusions. Almost all construction projects for the wastewater (sanitary sewer) system and for the water-distribution system are funded from Enterprise Funds. Likewise, large trucks and heavy equipment used in support of the wastewater and water-distribution systems are funded by Enterprise Funds.

Engineering

Engineering for all DPW projects is either done “in house” or contracted to outside consulting and/or design firms. In addition to supporting on-going DPW work, it represents an essential component of the development of a majority of our DPW's future projects. Engineering will oversee the design of multiple projects funded in this-year's budget. (See Article 10(i–k) & (o–s))

Roads

Lexington has a total of about 199 miles of roads, including State and unaccepted roads. That total consists of 136 miles of Town-accepted roadways, about 17 miles of unaccepted roadways, and about 46 State-highway miles. DPW maintains the public roadways; the remainder being maintained by the private owners or the State.

Funding for roads is a combination of State Chapter 90 funds and Town funds. (See Article 10(i))

In April 2010, the Town retained Fay, Spofford & Thorndike (FST), a civil-engineering consulting firm, to develop and implement a Pavement Management System (PMS) for its public roadways and its bike trail (approximately 5.5 miles). The study was completed in November 2010. The comprehensive study developed an extensive roadway database describing actual pavement conditions and roadway characteristics in order to better understand future roadway-funding requirements. The study reported the replacement cost for the Town-accepted roadways would be in excess of \$85 million in FY2011 dollars. A more detailed analysis of the report is contained in this Committee's report to the 2011 ATM. This Committee was extremely pleased to see the study as it provides a quantitative basis for determining the condition of the pavements that the DPW maintains. That information, along with recognition of pending associated impacts on our pavements (e.g., cuts for utilities work, construction for storm-water and wastewater system improvements, sidewalk-related projects, etc.) offers the promise of an even-more productive and cost-effective program going forward.

Sidewalks

Currently the town has approximately 63 miles of sidewalks. Because extending and upgrading many of these sidewalks was long overdue, the BoS appointed a Sidewalk Advisory Committee in spring 2005. Sidewalk maintenance is expensive, and issues of obstructions, easements, and objections from residents burden new sidewalk construction. That committee's overall policy is to develop a prioritized sidewalk construction plan focusing on the Safe Routes to School Program, other high-pedestrian-traffic routes, and high-walking-hazard streets.

The FY2014 funding request will allow the accomplishment of projects outside the CBD, chosen through the cooperation between the Sidewalk Committee and the DPW. That work includes D&E (as needed) and constructing new sidewalks and rebuilding/repaving existing sidewalks, in both residential areas (Article 10(r) & (s)) and along Hartwell Avenue (a non-CBD business district) (Article 10(q)). The survey and design work for the construction of the sidewalk along Concord Avenue was funded at the 2012 ATM under Article 12(l). All work will be ADA Compliant.

For clarity and consistency, this Committee believes that funding requests for business-district sidewalks should be presented separately from those for residential sidewalks so there should be three categories: residential, CBD, and non-CBD business. We are pleased that is now being done in the final versions of the FY2014 requests.

Town-wide Signal Improvements

Many of the Town's signals are outdated and sometimes malfunctioning. A DPW Engineering Division study, funded with Traffic Mitigation funds, has identified those locations most in need of improvement, after assessment of condition, signal timing, delays, ADA requirements, etc. (See Article 10(p))

Water Distribution System

Many of the Town's water mains were installed in the early 1900s and need to be replaced or cleaned and lined. This is an annual program for replacement of unlined, inadequate, aged, and breaking water mains to improve water quality, pressure, and fire-protection capabilities, and to reduce frequency and severity of water-main break, as well as eliminate water-main "dead ends". (See Article 11).

Heavy equipment and trucks used by the Water Division are procured with Water Enterprise funds. Where equipment is shared with the Sewer Division, the costs are shared. (See Article 10(l))

This Committee remains concerned that out-year funding is not based on a more quantitative basis where the remaining useful life of all components of the system are taken into consideration; we understand that Engineering is in the process of augmenting their facility data with additional parameters (e.g., materials, age, etc.) that will enhance the ability to be proactive in their improvements program on a quantitative, predictive, basis that will replace the current, level-funding, approach. We recognize that capital expenditures for the water system do not impact property taxes, but they do affect every resident and business through the water rates.

Hydrant System

The FY2014 funding for hydrant replacement is evenly divided between Tax Levy funds and Water-Enterprise Fund retained earnings. (See Article 10(n)) This Committee continues to encourage replacement at the fastest practical rate to ensure public safety.

Wastewater System

The wastewater (sanitary-sewer) system, like the water-distribution system, has sections that date back to the early 1900s. Due to age-related deterioration, some sections are susceptible to storm-water infiltration which increases the total flow to the Massachusetts Water Resources Authority (MWRA) treatment system, resulting in increased charges to the Town, and causing overloading of parts of the system. There is an ongoing program of investigating, evaluating, replacing and repairing sections of the system. (See Article 12(a))

The wastewater-system funding request is developed in a manner similar to that done for the water-distribution. (See comment above under Water Distribution.)

The wastewater system has 10 pumping stations that need continual maintenance and periodic updating and which the Sewer Division has been upgrading. In September 2012, the engineering firm Wright-Pierce performed a detailed survey of the pump stations, generating a 20-year repair/replacement plan for the 10 pumping stations. This year's request is initial funding for work that is consistent with those findings. (See Article 12(b))

This Committee has been advised that only one pumping station (the main station) has backup electrical-power-generation capability and that during the 2011 "Halloween day" snow storm, several of the pumping stations were without power so even using portable generators, it wasn't possible to keep four of them from overflowing. Therefore, this Committee considers funding and installing of emergency generators at other pump stations should be done as soon as practical. We are pleased to report that DPW has made plans to accomplish that. They have identified the other strategic stations and, with a combination of available Capital funds and their Operating Budget, this important enhancement began in FY2013 with the Concord Avenue station and continues this year at the Worthen Road station.

Heavy equipment and trucks used by the Sewer Division are procured with Sewer Enterprise funds. Where equipment is shared with Water Division, the costs are shared. (See Article 10(l))

Dam Repair

The State Department of Conservation and Recreation mandates inspecting every five year dams that are rated significant hazard dams. An engineering study in 2010 of the Butterfield Dam on Lowell Street revealed significant potential problems with the dam. The 2011 ATM, Article 10(a), funded the Phase I engineering and construction and partial Phase II engineering for that dam. The 2012 ATM, Article 12(g), funded continued Phase II engineering, construction services and the construction of Phase II improvements. No funds are requested this year as construction will continue and be completed on Phases I & II.

Funding is planned in FY2015 & FY2016 for design and construction to correct deficiencies in, and make improvements to, the dam at the Old Reservoir.

Storm-Water Drainage and National Pollution Discharge Elimination Systems (NPDES)

Storm drains which line the Town's streets occasionally fail due to heavy loads passing over them and/or loss of supporting soil around them thereby creating holes in the street. In addition, as streets are repaired and repaved, it is frequently discovered that the storm-drainage system is seriously deteriorated. Concurrent drainage system repairs are required to prevent further deterioration of a failing condition and to protect newly paved secondary streets. It is also necessary to study and repair drains where overflow conditions develop and/or complaints are received. (See Article 10(k)) This work is part of a National Program that requires a State permit. New permitting regulations are anticipated that are expected to increase costs and complexities of this work in future years.

Culvert Repair

There are more than 50 culverts in Town and many are near, or at, failure. Occasionally a culvert not on a public roadway is discovered following a major rain event. The on-going culvert inspections are confirming a need for replacement and extraordinary repairs. This is a companion program to the on-going Watershed Management Plan. The 2011 ATM, Article 7(s), appropriated \$65,000 for the review, design, and permitting for repairs to the three culverts under the access road to the Hartwell Avenue Compost Facility. The 2012 ATM, Article 12(d), appropriated \$390,000 for replacement of those three culverts and for D&E for repairs to culverts identified in storm-drainage studies. This year's request is for replacement of a culvert on Concord Avenue. (See Article 10(j))

Comprehensive Watershed Storm Water Management Systems

The Town must maintain its 18 brooks, three watersheds, and its numerous wetlands in a condition such that they do not reduce the volume of water that can be handled by our storm-drainage systems. Sediment and broken tree limbs impede the flow of water and cause flooding and damage to private property, thus creating liabilities for the Town. (See Article 10(o))

Public Grounds

The Town has approximately 630 acres of land of which approximately 110 acres are in parks, playgrounds, conservation areas, athletic facilities, school grounds, and historical sites. In addition, Town staff administers and maintains four cemeteries with a combined area of a little over 30 acres. The Forestry staff maintains approximately 10,000 trees along roadways and an indeterminate number of trees, shrubs, and plantings on Town-owned land.

This year's requests are for the design to rehabilitate the gazebo at Hastings Park and for installing irrigation at that park. (See Article 10 (h & m))

Minuteman Bikeway

The 11-mile Minuteman Bikeway, which was opened in 1993, runs from the Alewife MBTA Station to the railroad Freight House in Bedford. About half the total length of the Bikeway lies in Lexington. The DPW's Public Grounds Division maintains the Lexington segment.

The Town's 5-Year Capital Plan carries no capital projects related to the Bikeway.

DPW Equipment

DPW has 153 pieces of equipment, of which 90 pieces had an individual acquisition cost in excess of \$25,000; therefore, their replacement would normally be subject to this Committee's review. The total acquisition cost of the 153 pieces was approximately \$6.86 million. To replace the fleet today would cost about \$8 million.

DPW has developed a well-conceived program of replacing the older, less fuel-efficient and high-maintenance-cost equipment with standard, off-the-shelf vehicles and equipment that will last longer and

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2013 ATM

cost less to maintain and operate. Equipment replacement when acquisition costs are under \$25,000, and all automobiles, is funded with operating funds. The current 5-year equipment-replacement schedule projects annual costs between \$600,000 and \$850,000 per year, in FY2012 dollars. FY2014 requested procurements are consistent with that replacement schedule. (See Article 10(l))

DPW 5-Year Capital Appropriation History (All Sources)

	FY2009	FY2010	FY2011	FY2012	FY2013
Capital from Tax Levy & Chapter 90 Funds¹					
DPW Equipment	\$510,000	\$520,923	\$400,384	\$365,000	\$595,000
Street resurfacing & reconstruction ²	\$1,925,000	\$1,238,125	\$1,376,578	\$1,546,602	\$4,026,000
Street light/Traffic lights/Traffic mitigation	\$50,000	\$50,000	\$217,000	\$87,000	\$125,000
CBD Streetscape					\$240,000
Battle Green Area Improvements					\$203,845
Town-wide Culvert Replacement					\$390,000
Drainage/dams/brook cleaning	\$160,000	\$160,000	\$270,000	\$770,000	\$600,000
Sidewalk/bikeway improvements	\$275,000		\$340,000	\$200,000	\$550,000
Geographic Information System		\$84,000			
Street Acceptance—Pitcairn Place		\$125,000			
Comprehensive Watershed Study		\$110,000	\$110,000	\$50,000	\$165,000
Hydrant Replacement	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Public Grounds				\$35,000	
Totals	\$2,945,000	\$2,313,048	\$2,738,962	\$3,078,602	\$6,919,845
¹ FY2009 was the first year that Capital Projects for both Municipal and School facilities were submitted by the then-new Department of Public Facilities. See the Public Facilities Appropriation History later in this report for its FY2009 and following-years appropriations—which includes items for the Municipal & School Facilities.					
² FY2013 includes \$175,000 of D&E & \$1,500,000 of construction for Grove Street & Robinson Road work that, although off the site and, thus, is the responsibility of DPW, is in conjunction with the New Estabrook School project.					
Capital from Enterprise Funds					
Wastewater					
Sewer System	\$1,200,000	\$1,200,000		\$1,200,000	\$1,200,000
Pump station upgrades	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
DPW Equipment		\$263,500	\$45,000		
Geographic Information System	\$22,122	\$14,400			
Automatic Water-Meter Reading System		\$25,000			
Sewer Totals	\$1,322,122	\$1,602,900	\$145,000	\$1,300,000	\$1,300,000
Water					
Water Mains Relining	\$1,800,000	\$900,000	\$900,000		\$900,000
DPW Equipment		\$119,000	\$57,420		
Automatic Water-Meter Reading System		\$25,000			
Geographic Information System	\$33,183	\$21,600			
Hydrant Replacement	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Rehabilitate Standpipes			\$160,000		
Water Totals	\$1,858,183	\$1,090,600	\$1,142,420	\$25,000	\$925,000
Capital from DPW Compost Operating Revolving Fund					
Culvert Replacement				\$65,000	
Revolving Fund Totals	\$0	\$0	\$0	\$65,000	\$0

Public Facilities

The Department of Public Facilities (DPF) is responsible for the coordination and care of all Town-owned buildings including those under the control of the BoS, Town Manager, Library Trustees, and School Committee. Expenses associated with the DPF staffing, maintenance (including preventative maintenance), custodial services, capital-project management, utilities, landscaping and grounds (at schools only), and building rentals are the responsibility of this department.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2013 ATM

The DPF is organized around four areas of responsibility: Administration, Project Management, Facility Maintenance and Repair, and Custodial Services. Administration is responsible for the administration of the Department. Project Management is responsible for major capital renovations and providing staff support to the Town's Permanent Building Committee for new construction. Facility Maintenance and Repair is responsible for the maintenance and repair of all the facilities listed below. Custodial Services is responsible for custodial services in all those facilities.

DPF is responsible for buildings at 22 locations: Town Office Building, Cary Memorial Building, Police Station, Fire Department Headquarters, East Lexington Fire Station, Samuel Hadley Public Services Building, Stone Building (previously used as the East Lexington Library), Cary Memorial Library, Visitors Center, Council on Aging Facility (Senior Center in the Muzzey Condominiums, 1475 Massachusetts Avenue), Westview Cemetery, the Hammond A. Hosmer House, 9 schools, and the Schools Central Administration (in the old Harrington School).

DPF has taken a systematic approach to solving problems that affect both Municipal and School buildings, including roofs, flooring, building envelope, and school paved parking and sidewalk areas. During FY2013, DPF further refined its estimates for these programs, which in some cases should be more on-going maintenance than capital expenditures. However, as the needs exist and the work will be funded using GF cash, the Committee supports these projects being in the FY2014 Capital Budget—although we would look for them eventually to transition into the Operating Budget. (See Article 14(a–c, & e))

This year's request for DPF Capital funding includes a wide range of important work to both enhance buildings to meet the programmatic demands of the programs that occur in them as well as to attend to the extraordinary repairs and maintenance that are essential to extending the useful life of the buildings. See Articles 8(c) & 14 for the specifics.

Public Facilities 5-Year Capital Appropriation History (All Sources)

Program	FY2009	FY2010	FY2011	FY2012	FY2013
<u>Department-wide</u>					
Town-wide Facilities Master Plan					\$65,000
<u>Municipal</u>					
Public Services Building ¹					\$200,000
Hosmer House Stabilization					\$381,000
Library Material Handling System Design				\$100,000	
Building Envelope	\$153,750	\$157,594	\$161,534	\$165,572	\$169,711
Munroe School Fire Protection	\$579,550				
Fire Headquarters ²	\$40,000	\$70,300		\$450,000	
East Lexington Fire Station Kitchen Upgrade		\$75,000			
Cary Memorial Library				\$135,000	
Town Office Building Renovation			\$325,000		
<u>Schools</u>					
Eval of Middle Schools Science Labs and Performing Spaces					\$35,000
New Estabrook				\$1,250,000	\$42,342,248
Diamond Energy Improvements					\$25,000
Hastings Natural Gas Conversion					\$45,000
High School Overcrowding Renovations ³				\$175,000	\$400,000
Public Facilities Bid Documents					\$75,000
Grounds Vehicle					\$80,000
Building Envelope	\$265,000	\$376,500	\$272,400	\$300,000	\$215,000
Mechanical/Elec/Plumbing	\$1,340,000	\$390,000	\$50,000		
Landscaping/Paving	\$65,000	\$120,000	\$175,000	\$238,347	\$100,000
Interior Renovations	\$365,000	\$305,000	\$174,000	\$75,000	
Bridge/Bownman Renovations			\$750,000	\$21,950,000	
Extraordinary School Repairs ³			\$378,000	\$395,000	\$610,000
Totals	\$2,808,300	\$1,494,394	\$2,285,934	\$25,233,919	\$44,742,959

¹ Allowed use of insurance-claim proceeds toward project cost; was not an increase in the project's budget.

² FY2009 & FY2010 fundings were for D&E; FY2012 funding was for repair of the main equipment floor.

³ FY2012 funding for High School Overcrowding Renovations had been appropriated as part of Extraordinary School Repairs, but is separated here as there's follow-on funding in FY2013 for Phase 2.

Recreation

Recreation Department programs are funded from three sources:

- Tax Levy (e.g., used for neighborhood playgrounds, athletic fields, and basketball court improvements)
- Recreation Enterprise Fund (e.g., used for fee-based activities such as Pine Meadows Golf Course, Irving H. Mabee Pool, Old Reservoir, and tennis courts)
- Community Preservation Funds (e.g., preservation of recreation facilities, including those for fee-based activities)

Fee collections for Enterprise Fund-based activities are weather dependent and can vary from year to year. The Recreation Enterprise Fund makes an annual debt-service payment of \$100,000 per year for

Lincoln Fields (ending in February 2018). It had also made such payments of \$30,000 for the Valley Tennis Courts, but that ended in February of this year. It also makes an annual indirect payment to the Town that in FY2014 will be \$228,600.

CPF monies have enabled some large projects to be fulfilled, which otherwise might not have been financially viable. Most recently, the Center Playfields Drainage Project that has been funded \$2,392,754 through CPF appropriations in FY2011–FY2013.

At this Town Meeting, Recreation-related funding requests include funds to rehabilitate the rubber playground safety surface and recondition one field at Lincoln Park, equipment for the Skate Park at the Center Playfields, renovations to the baseball field at Sutherland Park (see Article 8(f)–(h)) and monies to dredge the lower irrigation pond at Pine Meadows, as well as to begin phase 1 of a three-phase replacement program for the Lincoln Park playing fields (see Article 9).

Recreation 5-Year Capital Appropriation History (All Sources)

Program	FY2009	FY2010	FY2011	FY2012	FY2013
Athletic Fields	\$177,000	\$70,000	\$50,000		\$60,000
Park, Playgrounds, & Tot Lots	\$75,000				\$185,000
Pine Meadows Golf Course		\$200,000			\$46,000
Swimming (Old Res & Center) [†]	\$60,000	\$569,000	\$25,000		
Tennis & Basketball	\$60,000				
Center Playfields Drainage			\$875,173	\$911,863	\$605,718
Town Pool Renovations				\$165,000	
Totals	\$372,000	\$839,000	\$950,173	\$1,076,863	\$896,718

[†]\$20,000 of the FY2009 appropriation was not used as the FY2010 appropriation incorporated that same scope.

Schools

Overview

The Lexington Public Schools provide educational, athletic, and club activities for 6,507 students in grades K–12. (A year earlier, the total was 6,375.) Pre-school programs are also offered at the elementary schools. Enrollment figures are those as of October 1st as required by the State’s Department of Elementary and Secondary Education for each academic year. For October 1, 2012, in the six elementary schools there were 2,875 students (versus 2,816 the year before), in the two middle schools the total was 1,641 (versus 1,608 the year before), and the high-school number was 1,991 (versus 1,951 the year before). The overall increase of 132 students represents just over a 2% increase and is almost exactly the same proportion across each level of schooling (elementary, middle, and high school)—averaging about 10 more students per grade.

In addition to the six elementary-school buildings, and two middle-school buildings, the high school is a complex of four, freestanding, academic buildings and a field house. Central Office (“Administration”) personnel and services are located in what had been the old Harrington School. The maintenance of those fourteen buildings is overseen by the DPF.

School Technology Program

There is a long-term plan to upgrade technology throughout the schools by replacing the oldest computers, peripherals, projection systems, network-delivery systems, and other associated hardware and software. Included in this year’s request is the installation of a wireless network for Bridge and Bowman elementary schools to be consistent with other schools in the district and an expansion of an iPad pilot program for middle and high school students. (See Article 13(a))

Classroom and Administrative Furniture

On an annual basis the school department replaces and/or repairs old or outdated furniture such as student and teacher desks, chairs, tables, filing cabinets and other basic furnishings. In addition to classroom and office furnishings, other system-wide furnishings include conference and cafeteria tables, bookshelves, and storage units. (See Article 13(b))

Equipment

Food-service operations in all schools serve hot and cold meals to thousands of students each school day. It is essential to purchase and maintain equipment for preparing and maintaining cooked items and that provides for safe distribution. The food-service operations are contracted to a private vendor, but the purchase of equipment is the responsibility of the school system.

School 5-Year Capital Appropriation History (All Sources)

Program	FY2009	FY2010	FY2011	FY2012	FY2013
Technology	\$600,000	\$600,000	\$696,000	\$737,000	\$1,002,000
Classroom Furniture	\$25,000	\$50,000	\$58,571	\$150,000	\$83,000
Pre-K–12 Master Plan	\$155,000				
Food Service Equipment [†]	\$55,000	\$75,000	\$99,500	\$64,000	
Time Clock/Time Reporting System			\$97,000		
Totals	\$835,000	\$725,000	\$951,071	\$951,000	\$1,085,000

[†]In FY2012, includes \$30,000 from the Food Services RF.

Information Technology (IT) Infrastructure (Town-wide)

The IT infrastructure supports Municipal and Schools functions and includes Management Information Systems (MIS) that entails both physical and software elements and is crucial to the everyday operations of the Town. There are several requests for capital upgrades to that infrastructure. (See Article 10(c)-(g))

IT 5-Year Capital Appropriation History (All Sources)

Program	FY2009	FY2010	FY2011	FY2012	FY2013
Public Safety Radio Connectivity					\$50,000
Telephone System Replacements					\$591,000
MIS Technology Improvement Program				\$165,000	
Town-wide Electronic Documentation Management System				\$410,000	\$145,000
Totals	\$0	\$0	\$0	\$575,000	\$786,000

Warrant Article Analysis and Recommendations

Cites of the "Brown Book" refer to the "Town of Lexington Fiscal Year 2014 Recommended Budget & Financing Plan", March 1, 2013.

<i>Article 8: Appropriate the FY2014 Community Preservation Committee Operating Budget and CPA Projects (Multiple Categories)</i>	Funds Requested	Funding Source	Committee Recommends
	\$3,395,302	\$2,979,427 CPA (Cash) + \$186,750 Recreation EF (RE) + \$228,250 GF (Debt) + \$875 GF (Cash)	See Below (5-0)

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(a) Archives & Records Management/Conservation (Historic Resources)	\$20,000	CPF (Cash)	Approval (5-0)

“...This FY14 request begins the transition from the 5-year CPA funded preservation program addressing the major backlog of conservation and preservation needs to an anticipated annual request in each of the next 3 years for the treatment, digitization and microfilming of mid 20th century historic records. FY2014 request places emphasis on microfilming of bulky permanent records requiring permanent retention including the Board of Assessor Minutes, Fire Records, General Register of Voters, and Register of Birth and Marriages.”

[Brown Book, Page XI-22]

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b) CPA Conservation Restriction Enforcement Funds (Open Space)	\$25,000	CPF (Cash)	Approval (5-0)

“This request is for funding of a restricted account to cover the costs to be incurred by the Citizens for Lexington Conservation, or other nonprofit organization mutually agreeable to the Town and State, to hold, monitor, and enforce the conservation restrictions on open space parcels, including Hartwell Ave, Cedar Street, Leary, Cotton Farm, Wright Farm, and Busa Farm, acquired with Community Preservation Funds. Such funding is permissible under the provisions of the Community Preservation Act which states that any interest in real property acquired with CPA funds must be bound by a permanent conservation restriction limiting the use of the property to the purpose for which it was acquired. Further, the town is ineligible to hold a restriction on land it owns. Consequently, the restrictions must be administered by a non-municipal organization.”

[Brown Book, Page XI-19]

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<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(c) Cary Memorial Building Upgrades (Historic Resources)	\$550,000	CPF (Cash)	Approval (5–0)

“The Cary Memorial Building is a significant and historical building in Lexington. Since its dedication in 1928, it has hosted a range of community events including Town Meeting, Town Elections, Cary Lecture Series and many performances.

“An authorization of \$60,000 in Community Preservation funds was approved at the 2010 Annual Town Meeting to perform a comprehensive review of the building systems, building and life safety codes, and theatrical and functional capabilities. This Building Evaluation concluded that though the building is well maintained, improvements are needed in several areas: accessibility, support spaces, structural, electrical, mechanical, plumbing, stage, and acoustical and audio visual improvements. The Ad Hoc Cary Memorial Building Program Committee (AHCMBPC) has reviewed the recommended scope of work, and eliminated or refined some elements to produce the desired benefit...

“This request is for funds to produce design development and construction documents for a renovation project with a current estimated cost of \$8,537,000.”

[Brown Book, Page XI-16]

That estimated cost is the total of this year’s request to finish funding the D&E (through construction documents) and the current, pre-D&E, estimated remaining project costs of \$7,987,000 (which include construction, contingencies, escalation, etc.). This project had a previous appropriation of \$60,000 (2010 ATM, Article 8(i)) for the initial study of the upgrade needs. There was also a \$75,000 appropriation (2012 ATM, Article 8(d)) of which approximately \$25,000 was to support the cited further vetting of the needs and the approximately \$50,000 balance was applied toward the architectural & engineering expenses that are part of the costs for getting to construction documents.

The AhCMBPC presented its final report to the Board of Selectmen on January 14, 2013. It unanimously endorsed the D&E funding that is being recommended to this Annual Town Meeting and that single-phase construction for the full scope of the recommended work be approved in FY2015.

This Committee understands a suggestion is being discussed that would defer a decision on this appropriation until the anticipated STM later this year. After considering the rationale that has been cited for such a deferral, this Committee remains unanimous in its support of appropriating at this Town Meeting the full amount recommended by the CPC.

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(d) Muzzey Senior Center Upgrades (Historic Resources)	\$526,818	CPF (Cash)	Indefinite Postponement (5–0)

“A feasibility study of the safety, accessibility, and energy efficiency issues at the Senior Center, located in the Muzzey Condominium Building at 1475 Massachusetts Ave. (Phase I of this program, funded at the 2010 Annual Town Meeting, recommended \$1,040,444 in improvements.) The 2012 Annual Town Meeting funded Phase II to implement lighting improvements, install a two stop limited access, limited use (LULA) elevator between the two floors of the Senior Center, and also to construct a new code compliant communicating stair between the same two floors. These improvements have been put on [hold] pending the Town’s evaluation of an alternate location for the Senior Center. This Phase III request is proposed for funding in FY 2014, should the Town decide to continue to operate the Senior Center out of the Muzzey Condominium location. Phase III includes installing a new energy-efficient HVAC system, correcting code violations of the current Massachusetts Access Board (MAAB) Standards that limit

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access by persons with disabilities or mobility impairments, and reconfiguring program space to better meet the needs of the public and clients of the Human Services Department.

[Brown Book, Page XI-15]

As the Town now has an alternate location for the Senior Center with the purchase of property off Marrett Road, this Committee recommends Indefinite Postponement of this request for more work at the Muzzey Condominium location. (See Page 15 for more information regarding prior funding for upgrading the existing Senior Center.)

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(e) Visitor Center Design Phase (Historic Resources)	N/A	CPF (Cash)	Indefinite Postponement (5-0)

“Working in conjunction with the Chamber of Commerce, a redesign and expansion of the Visitors’ Center will encourage visitors to spend their time and money in Lexington. The programmatic needs addressed by this proposal include: education, space for tour groups, self-service kiosk, counter space for assisting visitors, veterans’ display with visual connection to exterior memorials, retail space, food vending area, rest rooms, and office space. The building will be made fully handicap accessible and provide community meeting space.”

[FY2014–FY2018 Capital Improvement Project, ID Number 835, revised 02-Nov-12]

The CPC had initially approved \$68,950 as its CPA-eligible portion of a \$175,000 design effort with the \$106,050 balance to be provided by the GF. The Brown Book recommended this project be deferred so, without the likelihood of the GF funding needed for the project, the CPC now recommends Indefinite Postponement of its funding request. The BoS also endorsed the deferral.

This Committee also concurs with Indefinite Postponement.

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(f) Park and Playground Improvements (Recreation)	\$147,500	CPF (Cash)	Approval (5-0)

“This is a request for funding of a multi-year program to renovate playground equipment and playground surfaces at various parks around town. As the equipment continues to age and deteriorate, more frequent inspections, repairs and equipment removal will be needed to ensure that the users are safe. This is neither cost effective nor efficient. Renovation of the current equipment, use zones, and surfacing will bring it into compliance with generally accepted safety and accessibility standards.

“The FY2014 request has two components. The first, at a cost of \$70,000, is to rehabilitate the rubber playground safety surface at Lincoln Park located on Lincoln Street. The playground surface has reached its useful life and is breaking down due to heavy use throughout the year and constant exposure to the sun. Continuing deterioration will lead to increased potential safety hazards from falls on an inadequate safety surface. This project will entail the [stripping] of the entire top layer of surfacing, which was installed in 2003, and installing a new 1/2" rubber safety surface.

“The second component of the FY14 request [is] to purchase and install equipment for the Skate Park at the Center Playfields on Worthen Road, at a cost of \$77,500. Rehabilitation will include replacing a mini half pipe and a launch box that are becoming unsafe due to extensive use.”

[Brown Book, Page XI-21]

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<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(g) Park Improvements—Athletic Fields (Recreation)	\$65,000	CPF (Cash)	Approval (5–0)

“The Recreation Department and the Public Works Department oversee the maintenance of the school and town athletic facilities. The Town of Lexington athletic fields see excessive use and improvements are critical to maintaining quality facilities. This is a request for funding of a multi-year project of improvements to town athletic fields. The FY2014 request is to renovate the baseball field at Sutherland Park including the installation a new backstop, player benches and trash receptacles. The infield of the baseball field will be reconstructed adding proper drainage and thereby providing a safer playing surface.”

[Brown Book, Page XI-22]

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(h) Lincoln Park Field Improvements (Recreation)	\$565,000	\$150,000 CPF (Cash) + \$186,750 Recreation EF (RE) + \$228,250 GF (Debt)	Approval (5–0)

“This request is the first of three phases for the reconditioning of fields at Lincoln Park necessitated by heavy use by the Lexington Public School athletic teams and physical education programs, youth leagues, adult leagues, and residents. This request for Phase I funding to replace the synthetic turf field at Lincoln Park #1 which has reached the end of it useful life after having been installed in 2003 as part of the Lincoln Park reconstruction project. Phase II to include the replacement of the synthetic turf and in-fill materials at Lincoln Park Field #2 is planned for FY2015. Phase III, the replacement of Field #3 is planned for FY2016.”

[Brown Book, Pages XI-7 & XI-21]

This project is also included in Article 9(b), but the Motion under this sub-Article is expected to be the first one presented to Town Meeting and will address all the funding sources. Therefore, no Motion would be presented under Article 9(b).

As the CPA says “the acquisition of artificial turf for athletic fields shall be prohibited”, other funding is required for the expenses of the synthetic turf, itself. That other funding is provided by both the Recreation Fund and the GF as it is the Town’s long-standing practice to contribute to the funding of capital projects for recreation if substantial use of the facility is by non-revenue-generating users—and that is the case with the Lincoln Park fields.

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(i) Lexington Center Pocket Park and Ancillary Costs (Open Space)	\$21,500	CPF (Cash)	Approval (5–0)

“This is a multi-phase project to convert an underutilized pedestrian alley into a small, linear public park. Phase I funding is requested to develop a cohesive design intended to transform the current space into an attractive tiny park that enhances the historic charm of Lexington Center and offers a new, welcoming place for people to socialize. Phase I funding also covers the necessary legal fees to formalize agreements with existing land owners. The alley is currently on private property; however, the associated property

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owners have been consulted about the proposal and are amenable to creating a park easement. Phase II request would be for construction funding.

“The location for the Pocket Park is the 1,200 square feet Grain Mill Alley, also known as the "Bank of America" alley between 1761 and 1775 Mass Ave. The alley is currently paved with asphalt and offers a utilitarian connection to the buildings that front on Mass. Ave.

“The closure of Grain Mill Alley to vehicle traffic in June 2012 provided an opportunity to enhance the pedestrian and bicycle infrastructure in the Center. The Pocket Park would improve the safety for pedestrians and cyclists via a park connection between Mass Ave. and the bikeway, and activate an underutilized area to create open space in the built-out Lexington Center.

“If this Pocket Park is successful, it is likely that a second Pocket Park will be developed in the future between Citizen’s Bank and Michelson’s Shoes (1776 and 1780 Mass. Ave).”

[Brown Book, Page XI-20]

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(j) Merriam Hill Preservation Project (Historic Resources)	\$3,000	CPF (Cash)	Approval (5–0)

“This request was prompted by the recent demolition of a house thought to have historical significance but not included Lexington Historical Commission’s Comprehensive Cultural Resources Inventory. The area known as Merriam Hill includes many properties of historic, architectural, and cultural significance, and the neighborhood continues to benefit the entire Town via property values and attractiveness as a historic place to visit. Requested funding would be used for the following[:] (1) the identification of any qualifying homes of the 469 properties on Merriam Hill that are not currently included in the Lexington Historical Commission’s Comprehensive Cultural Resources Inventory, (2) the research and documentation of their historical and/or architectural significance, and (3) recommendations to the Historical Commission that identified qualifying homes be included in the Inventory. Funds would be used for professional historical and/or architectural research of approximately 15 houses that could be subsequently listed on the Inventory.

[Brown Book, Page XI-22]

The Merriam Hill Association will contribute the remaining \$500 of the total \$3,500 project cost.

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(k) Moon Hill National Register Nomination Project (Historic Resources)	\$6,000	CPF (Cash)	Approval (5–0)

“This project is to prepare a nomination form for the Six Moon Hill Historic District to be included in the Mid-Century Modern Houses of Lexington, MA Multiple Property Submission to the National Register of Historic Places (NRHP). Lexington is exceptional among Boston suburbs for the number and variety of its modern residential subdivisions, including multiple examples of the pioneering model defined as ‘post World War II Progressive Modern Residential.’ Six Moon Hill includes 29 architect- designed but modest houses built between 1947 and 1957 in a planned community that illustrates the idealistic social ethos of the time. Comprehensive recognition for these Modernist neighborhoods will promote a preservation ethic to counter the intense market pressure for real estate development and demolition. One of these neighborhoods, Peacock Farm, has been documented and the Six Moon Hill Neighborhood Association now intends to proceed as the next listing in the NRHP submission.”

[Brown Book, Page XI-23]

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The Moon Hill Neighborhood Association will contribute the remaining \$2,000 of the total \$8,000 project cost.

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(l) Greeley Village Front Doors (Community Housing)	\$172,734	CPF (Cash)	Approval (5–0)

“This project, sponsored by the Lexington Housing Authority (LHA), seeks funds for the replacement of 25 forty-year old front doors and their associated flooring and side lights. The doors at Greeley Village are original heavy metal construction and many have become unusable and difficult to lock. Past water seepage into the foyers contributed to problems with the flooring and door jambs making it difficult for elderly and disabled residents to open and close the doors. The Housing Authority has applied to the Massachusetts Department of Housing and Community [D]evelopment for a grant for this project. LHA has been informed that the State will provide \$18,000 in supplemental funding for this project.”

[Brown Book, Page XI-23]

This request is for the estimated project cost net of the State’s grant rather than for the full estimated cost of \$190,734. As the State will provide its \$18,000 grant directly to the LHA, that funding does not need to be appropriated by Town Meeting.

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(m) LexHAB Set-Aside Funds for Acquisition of Community Housing (Community Housing)	\$450,000	CPF (Cash)	Approval (5–0)

“This request is made by LexHAB for set-aside funds for the acquisition and/or creation of affordable housing units in Lexington. The CPC has stipulated that these FY14 CPA funds must be used for the construction of community housing at either the Leary property or at Busa Farm. (LexHAB currently has unspent funds from FY12 and FY13, which prompted the CPC to vote on this stipulation.) Units will be subject to specific requirements established...by the Community Preservation Committee, including affordable housing deed restrictions, and inclusion of the units on the Town’s Subsidized Housing Inventory (SHI). The goal of this project is to increase the Town’s stock of community housing.”

[Brown Book, Page XI-23]

Those requirements addressing the type of housing and other administrative actions were approved by both the CPC and LexHAB on February 17, 2011, and amended February 20, 2013. The primary purpose of the amendment was formally to specify the filing of deed restrictions as required by the CPA. The BoS approved the amended document on March 18, 2013.

This Committee endorses that stipulation on the use of the requested funds and the formal inclusion of those specific requirements.

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(n) ACROSS Lexington Pedestrian/Bicycle Route System (Open Space)	\$5,875	\$5,000 CPF (Cash) + \$875 GF (Cash)	Approval (5–0)

“This request is made by the Board of Selectmen on behalf of the Greenways Corridor Committee. In the first year of this three-year project, CPA funds will be used for the purchase and installation of signs, sign

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posts and hardware for marking the ACROSS Lexington network. Additional funds from the tax levy (\$875) will be used for maps, brochures and other project components which are not CPA-eligible.”
[Brown Book, Page XI-24]

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(o) Buckman Tavern Restoration and Renovation (Historic Resources)	\$650,000	CPF (Cash)	Approval (5–0)

“This is made by the Historical Society for the renovation and restoration of the Buckman Tavern. The scope of work includes repairing the historic fabric of the building, making it handicapped accessible on both floors, making it compliant with current building codes by installing new wiring, climate control features, and a fire suppression system. CPA funding will be supplemented with \$300,000 from private sources. The Town of Lexington owns the Buckman Tavern, but it is operated by the Historical Society under a long-term lease with the Town. All improvements proposed as part of this project will be approved by the Town through the Facilities Department.”
[Brown Book, Page XI-23]

That lease has recently been renewed and now runs until July 31, 2112.

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(p) Wright Farm Debt Service (Open Space)	\$36,875	CPF (Cash)	Approval (5–0)

The Wright Farm purchase, approved at the 2012 ATM under Article 9, provided for the \$2,950,000 purchase price, \$122,000 for incidental costs (i.e., \$25,000 for a Land Use Plan, \$25,000 for a survey, \$60,000 for legal expenses, and \$12,000 for a site assessment), and \$37,000 for debt service and related borrowing costs in FY2013. That purchase closed on December 20, 2012. Initially the Town used its own pooled cash for the purchase which was paid back with the issuance of a 1-year bond anticipation note (BAN) on February 6, 2013, in conjunction with the issuance of other debt instruments by the Town. The share of the issuance cost attributed to that BAN is estimated at \$8,945 and that will be paid from the \$37,000 appropriated for this year’s debt service. The rest of that appropriation will be left, unused and, unless there is some belated debt expense for the Wright Farm purchase attributable to FY2013, that balance would be rescinded at a later Town Meeting. That BAN also came with a premium payment to the Town of \$30,296.50 which is being posted as revenue to the CPF this year and will close to that fund’s balance at the end of the current fiscal year. On a multi-fiscal-year basis, that premium effectively reduces the Town’s expense for the 1-year BAN—issuance and interest—from the about \$45,820 to about \$15, 524.

That BAN will mature next February and this request is for the interest-only payment that will be due at that time. Then either the BAN will be rolled over for another year or a longer-term bond will be issued. Either will have a principal amount of \$2,950,000, but that could potentially be reduced by using available CPF cash when paying off the initial BAN.

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(q) Administrative Budget	\$150,000	CPF (Cash)	Approval (5–0)

Of the request:

\$50,000 is for the planning, legal, survey and appraisal work associated with the acquisition of open space. Such funds will enable the Conservation Commission to complete the due diligence required to

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prepare for a land acquisition. While other Town projects use “study monies” to investigate the benefits of a particular project, the Conservation Commission does not have the advantage of this type of lead-time. It must often act quickly to evaluate a property through legal, survey and appraisal work. Without designating these funds for open space planning, the CPC’s charge of allocating a portion of its revenues to open-space preservation would be hindered.

\$30,000 is for the 5-Year Open Space and Recreation Plan Update

The remaining \$70,000 funds administrative, legal, membership, and advertising expenses. Included are funds for a year-round, 3 days/week administrative assistant (the Town’s GF covers the other 2 days) and \$7,500 for membership in the Community Preservation Coalition, a State-wide, non-profit, organization working on behalf of communities who have adopted the CPA.

If any of these appropriated Administrative Budget funds are not required by the end of the fiscal year, then that balance will become part of the Undesignated Fund Balance and, thus part of the CPF’s total amount available for later appropriation.

<i>Article 9: Appropriate for Recreation Capital Projects</i>	Funds Requested	Funding Source	Committee Recommends
	\$640,000	\$261,750 Recreation EF (RE) + \$150,000 CPF (Cash) + \$228,250 GF (Debt)	Approval (5–0)

Project Description	Amount Requested	Funding Source	Committee Recommends
(a) Pine Meadows Improvements	\$75,000	Recreation EF (RE)	Approval (5–0)

“The Pine Meadows Golf Course is a valuable open space and recreational resource area for the Town of Lexington that is used year-round by residents to play golf, cross-country ski, sled and walk. This request is for funds to dredge the lower irrigation pond at the Pine Meadows Golf Course. The lower irrigation pond has not been dredged in over 15 years and is losing holding capacity due to the buildup of sediments. The silt is contaminating the inlet line to the irrigation system, which is a key component in keeping the golf course turf alive. A 2006 engineering study made recommendations to improve drainage and storm water flow conditions and the effectiveness of associated holding ponds that are at or adjacent to Pine Meadows. Phase I of the work was approved in 2009 and completed in April of 2012. It included restoration of the Upper Control Pond Dam and the access path between the upper pond and Kiln Brook, creation of an overflow system, and reconstruction of the existing pipe near the spillway.”

[Brown Book, Page XI-22]

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<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b) Lincoln Park Field Improvements	\$565,000	\$150,00 CPF (Cash) + \$186,750 Recreation Fund (RE) + \$228,250 GF (Debt)	Approval (5–0)

See the description provided above under Article 8(h) as we expect all the funding will be requested by the Motion under it.

<i>Article 10: Appropriate for Municipal Capital Projects and Equipment</i>	<i>Funds Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
	\$10,158,238	\$5,512,845 GF (Debt) + \$528,000 GF (Free Cash) + \$2,756,229 GF (Cash) + \$145,500 Water EF (Debt) + \$50,000 Water EF (RE) + \$145,500 Wastewater EF (Debt) + \$924,164 Chapter 90 + \$96,000 Traffic Mitigation SF	See Below

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(a) Fire Pumper Replacement	\$485,000	GF (Debt)	Approval (5–0)

“The current Engine 2, a 2010 Ferrara, has been plagued with mechanical issues. Its frequent breakdowns have had significant impacts on the management of the Fire Department fleet.

Town Counsel has begun to initiate actions against the dealer/manufacturer to turn back this Engine. Given the potential that this legal action may not be successful, and the need to have a dependable fleet, this request is for funding to replace Engine 2 with a similarly designed rescue pumper. Success in getting a refund from the manufacturer of the current Engine 2 before the 2013 annual town meeting will render this request unnecessary.”

[Brown Book, Page XI-7]

Town Counsel’s actions are under the Consumer Protection statute for relief from having purchased the chronically defective truck. At the time of this report it is not anticipated the results of the actions for a refund will be known. Therefore, this Committee anticipates the full amount requested shown above will be in the Motion. Even if a full refund were to be gained, that doesn’t assure that amount would be sufficient to fully fund the purchase of a replacement.

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<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b) Cary Memorial Library RFID Conversion Project	\$124,000	GF (Free Cash)	Approval (5–0)

“This request for funding, issued pursuant to...a 2011 study that focused on the handling of library materials, is for...the conversion of Cary Memorial Library’s materials and equipment to a Radio Frequency ID (RFID) system. Over the past several years, RFID has become the industry standard for libraries and more than 10 libraries in the Minuteman Network (including Brookline, Wellesley, Sudbury, and Concord) either have RFID or have conversion projects proposed or underway. RFID library systems offer workflow enhancements that benefit the public as well as the staff. The technology speeds check-in by about 50% and check-out by about 25% affording more time for staff to better manage the consistently high volume of materials (over 824,000 physical items in FY12 – double the amount of items circulated in 2004 when the renovated building opened) and more speedily get items back onto shelves and available to the public. RFID will also allow staff to inventory collections and be sure that items are shelved in their appropriate locations by scanning shelves with a hand-held reader. (RFID tags last longer than barcodes, and RFID equipment, once installed, is replaced or updated with the same frequency and cost associated with the current barcode system.)”

[Brown Book, Page XI-18]

RFID has become industry standard for libraries and many libraries in the Minuteman Library Network have already converted or are in the process. The workflow enhancements offered by RFID will benefit the public as well as the staff.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(c) Head End Equipment Replacement—Phase IV	\$60,000	GF (Free Cash)	Approval (5–0)

“This request is for funding of a multi-year program that continues replacement of the equipment in the head end of the Wide Area Network that provides digital connections among all Town/School buildings. Specifically, this request is for replacement of the e-mail spam filtering device which no longer serves the Town effectively due to limited features and function.

[Brown Book, Page XI-18]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(d) MIS Technology Improvement Program—Phase II	\$160,000	GF (Cash)	Approval (5–0)

This request is for funding of a multi-year program and is the second phase of a hardware virtualization program aimed at technical consolidation and energy savings. FY2014 funding will continue the highly successful purchase and installation of SAN (Storage Area Network) and blade server technology which provides a more agile and economic approach to server maintenance and management. Phase II will expand SAN storage capacity and will also fund the purchase of a second set of virtualization blade servers that will be located in the 201 Bedford Street server room. In addition to hardware, necessary software (VMWare, Microsoft licenses and Backup clients) and another backup unit to handle the additional storage volume will be purchased.

[Brown Book, Page XI-18]

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<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(e) Network Redundancy and Improvement Plan	\$36,000	GF (Free Cash)	Approval (5–0)

“This request is for funding of a multi-year program to improve the resiliency of the town wide fiber network and provide better networked services. FY14 funding is requested to provide wireless to select municipal buildings (Town Hall, Police Dept. and the Public Services Building.). The cost includes the purchase and installation of the access points, security reprogramming of the network, and the addition of a couple of network drops. Capital requests are anticipated in future years to improve resiliency by adding redundant network paths to critical Town buildings via new fiber runs and a wireless link.”

[Brown Book, Page XI-18]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(f) Replace Town-wide Telephone Systems – Phase II	\$146,000	GF (Cash)	Approval (5–0)

“A needs assessment study completed in July of 2011 for the replacement of municipal and school phone systems recommended a phased installation of voice over internet protocol (VoIP) systems based on the age and condition of the existing telephone systems and their estimated end-of-life (EOL). Pricing for all phases is currently being procured (Phase I installation was funded at the 2012 annual town meeting). Installation is planned to continue over the next few years with the ultimate goal of creating a unified system across all buildings.

“This request for funding, jointly submitted by the Management Information Systems Department, the School Department and the Public Facilities Department, is for Phase II to replace telephone systems that support the School Administration Building, Fire Headquarters, the East Lexington Fire Station, and the Human Services Department. VoIP technology is expected to provide cost savings with regard to phone line costs, maintenance and service issues. VoIP will also offer benefits such as caller ID, system redundancy, paperless faxing, simplified personnel moves and call transfers between buildings, features that are currently not available with the older PBX systems which are found in most municipal and school buildings.

“The proposed systems will integrate with the existing VoIP system at the Public Services Building and utilize the existing Town wide fiber network.”

[Brown Book, Page XI-18]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(g) Townwide Electronic Document Management System—Phase III	\$60,000	GF (Free Cash)	Approval (5–0)

“This funding request for Phase III of the Town Wide Document Management System Capital Plan is being submitted on behalf of municipal and school departments. This FY2014 request includes additional scanning in the continued effort to populate the document management system and to create the baseline database. It also includes funds for some custom programming and additional training. This is expected to be the final phase of the capital portion of the project to establish a coordinated enterprise system to meet needs of both municipal and school departments and provide platform for seamless communication and shared work flow systems. This enterprise-wide electronic document management system provides a searchable data base of town and school documents, helps the Town reduce the costs of paper, printer and toner for paper records, and reduces the demand for physical records storage space and equipment.”

[Brown Book, Page XI-19]

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<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(h) Hastings Park Gazebo Rehabilitation Design	\$15,000	GF (Cash)	Approval (4–1)

“The Hastings Park Gazebo has been deteriorating over the past few years. The funding will allow the Town to identify areas of improvement, design the necessary repairs and bring the Gazebo into ADA compliance. The Gazebo is used by numerous community groups and citizens for concerts, weddings and other functions.”

[Brown Book, Page XI-20]

The Committee expects that this request for design funding is predicated on a determination that there is a need to replace, not just repair, the structure and that the design contemplated will keep as close to possible to the character of the existing structure while ensuring ADA compliance (e.g., by using a lift rather than extensive ramps).

Even if those expectations are correct, one member is opposed to this funding because it is: (1) below the usual threshold for an item to be a capital expense (that isn’t funded from the CPF), and (2) as the current structure is assessed at \$14,000 such that any capital-level repairs or enhancements would most likely require full ADA compliance, it’s anticipated the construction cost will be closer to \$75,000, if not materially more. Therefore, the member believes any capital funding request should either be for a capital-qualifying amount, including construction, or the design work should be accomplished within the Operating Budget.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(i) Street Improvements and Easements	\$2,814,238	\$1,890,074 GF (Cash) + \$924,164 Chapter 90	Approval (5–0)

“This request for the annual street resurfacing program. Funds will be used for design, inspections, engineering, repair, reconstruction, and resurfacing. The components of funding are shown in the following table.

2001 Override Inflated by 2.5%/year	\$	593,990
Maintenance Unallocated Municipal Revenue from FY12 Revenue Allocation Model	\$	281,234
Maintenance of Unallocated Municipal Revenue from FY13 Revenue Allocation Model	\$	164,850
Health Insurance Savings	\$	850,000
Chapter 90 Aid	\$	924,164
Total	\$	2,814,238

[Brown Book, Page XI-19]

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<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(j) Town-wide Culvert Replacement	\$390,000	GF (Cash)	Approval (5–0)

“Watershed management plans conducted by the Town and ongoing culvert inspections have revealed that many of the older culverts in town are near or at failure. Replacing these culverts will allow for proper storm water flow through the culverts and will minimize the impact to residents through unexpected road closures and possible flooding. FY14 funds are requested for the replacement of the Concord Avenue culvert near the Belmont Town line. Future designs and replacement locations include but are not limited to the following areas identified in the Charles and Shawsheen River watershed management plans: Revere Street at North Lexington Brook, Valleyfield and Waltham Street at the Clematis Brook, and Concord Ave at Hardys Brook.”

[Brown Book, Page XI-20]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(k) Storm Drainage Improvements and NPDES Compliance	\$340,000	\$155,155 GF (Cash) + \$184,845 GF (Debt)	Approval (5–0)

“This is an annual request to replace and supplement existing drainage infrastructure. \$70,000 of the request is to fund the design of projects and programs that will meet requirements imposed on the Town by the US Environmental Protection Agency’s NPDES illicit discharge detection and elimination program, and implement best management practices (BMPs), e.g., installations and retrofits. The remaining \$270,000 of the request is for the repair/replacement of drainage structures encountered during the road resurfacing program as well as repair of other drainage areas of concern in town including but not limited to trouble spots in the watersheds of the Vine Brook, Mill Brook, Beaver Brook, and Kiln Brook; and, other work identified during the NPDES investigation work.”

[Brown Book, Pages XI-5 & XI-21]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(l) DPW Equipment Replacement	\$640,000	\$349,000 GF (Debt) + \$145,500 Water EF (Debt) + \$145,500 Wastewater EF (Debt)	Approval (5–0)

“This is an annual request to replace equipment that is beyond its useful life and whose mechanical condition no longer meets work requirements. The Department of Public Works has an inventory of 146 pieces of equipment including sedans, hybrid SUVs, construction vehicles and specialized equipment used to mow parks, plow snow, repair streets and complete a variety of other projects. Without regular equipment replacement, the efficiency and cost effectiveness of the DPW's operations would be handicapped due to equipment down time and excessive repair costs.

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“The FY2014 request is for:

Division	Description	Amount
Water/Sewer	1 - JCB Backhoe	\$ 210,000
Water/Sewer	1 - F450 with utility body, lift gate and plow (GF)	\$ 90,000
Cemetery	2 - Kubota Tractors with attachments	\$ 90,000
Parks	1- Toro Infield machine with attachments	\$ 40,000
Highway	1- Heavy Duty 6-wheel dump with plow, underscraper and sanding unit	\$ 210,000
		<u>\$ 640,000</u> ”

[Brown Book, Pages XI-5, XI-11, & XI-12]

Updated inventory count is 153. (See Page 23)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(m) Hastings Park Irrigation	\$73,000	GF (Free Cash)	Approval (5–0)

“This request for funding is for the installation of an automated in-ground irrigation system at Hastings Park, at Mass Ave and Worthen Road. This site is heavily used for concerts, public events, resident activities and weddings. As of 2012 the Lions Club Carnival was moved to Hastings Park. The current lawn is difficult to maintain due to the lack of irrigation. The resulting weaker turf, with worn out areas and brown outs, is not able to stand up to the excessive use. Use of irrigation will ensure a healthier lawn before an event and will also help with recuperation of the turf after an event.”

[Brown Book, Page XI-21]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(n) Hydrant Replacement Program	\$100,000	\$50,000 GF (Free Cash) + \$50,000 Water EF (RE)	Approval (5–0)

“There are 1,500 hydrants in Lexington’s fire protection system. This is an annual request in a phased project to replace older fire hydrants with new and more efficient hydrants that meet National Fire Protection Association requirements. The new hydrants will increase fire fighting capacity thus reducing property damage and increasing safety. The new hydrant will be of a break-away design which will cost less to replace when damaged. \$100,000 will fund approximately 40 replacements.”

[Brown Book, Page XI-21]

This Committee encourages continual assessment of the scope of each year’s work to ensure appropriate progress is being made in the maintenance of sufficient, proven, capability this critical public-safety system.

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<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(o) Comprehensive Watershed Storm Water Management Study and Implementation	\$390,000	GF (Debt)	Approval (5–0)

“This is an annual request to fund watershed storm management projects. It is a product of collaboration among the Department of Public Works through its Engineering Division and the Conservation Division within the Department of Community Development in an effort to prevent damage to private property and Town infrastructure. Watershed studies have been completed for two of the three watersheds in the Town: the Charles River and Shawsheen watersheds (the Shawsheen study is in draft form and will be finalized after public hearings). The third watershed study for the Mystic River watershed was funded at the 2012 annual town meeting. It began in the fall, 2012 and will be completed by the fall of 2013. This capital request is for design of priority projects identified in the Charles and Shawsheen River studies which may include Clematis Brook at Valleyfield Road and Waltham Street, and the Kendall Road / Dane Road area, and for construction of the Willard Woods Improvements identified in the Shawsheen study.”

[Brown Book, Page XI-6]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(p) Townwide Signalization Improvement	\$125,000	GF (Free Cash)	Approval (5–0)

“This request is for funds to update traffic and pedestrian signals identified through a signal inventory and compliance study that was funded at the 2011 annual town meeting that included assessments of ADA compliance, condition, signal timing, delays, and a prioritization of the signals needing attention. It is anticipated that improvements at Hartwell Ave and the Bikeway and possibly the Concord Ave / Waltham Street intersection will be performed with these funds.”

[Brown Book, Page XI-21]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(q) Hartwell Avenue Infrastructure—Engineering and Easements	\$800,000	GF (Debt)	Approval (5–0)

“The Hartwell Avenue area has been re-zoned to allow for increased growth. As a result it is anticipated that there will be increased traffic in the area. With the concurrent goals of promoting economic development and mitigating the potential impact of that development, the Planning Board engaged the services of a transportation consultant to develop a transportation management plan for the Hartwell Avenue area, which recommended projects to increase vehicle capacity in the area, construction of bicycle and pedestrian accommodations, roadway and intersection improvements, a bridge replacement, landscaping, bus turn-outs, curbing, and drainage improvements.

“This capital request is an outgrowth of that plan and is for design of a phase I design and construction plan. The funding requested for FY14 will allow us to develop the design, permitting, and bid specifications for Phase I which is Hartwell Avenue from Bedford Street through the Maquire Road intersection and the bridge over the Kiln Brook. This request does not include work on the Bedford Street Corridor including the intersection of Bedford Street and Hartwell Avenue. This is a State highway and will need the approval and funding by the Massachusetts Department of Transportation for those improvements to move forward. Phase I construction funding is currently proposed for FY15.”

[Brown Book, Page XI-6]

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This Committee welcomes that the Town reviewed the originally proposed sequencing of both content and funding of the many efforts within this long-range, multi-year effort to enhance that infrastructure and is first attending to the above-described elements with the construction funding promptly following the D&E.

Although the then-contemplated request was to be \$690,000, it now includes the \$200,000 for the Hartwell Avenue sidewalk (previously included in the following sub-Article) so both aspects of the request related to Hartwell Avenue Infrastructure are considered together.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(r) Sidewalk Improvements and Easements	\$400,000	GF (Debt)	Approval (5–0)

“This is an annual request to rebuild and/or repave existing asphalt sidewalks that are deteriorated and to construct new sidewalks with bituminous and granite or asphalt curbing. Sidewalk improvements will support and enhance pedestrian safety and the Safe Routes to School Program. All work will be ADA compliant. In addition to those sidewalks to be identified from the Sidewalk Committee’s Master plan, this capital request includes \$200,000 for the construction of a sidewalk along Hartwell Avenue from the Minuteman Bikeway to Bedford Street. This project is a companion to work proposed under the capital request for Hartwell Avenue Infrastructure Improvements described above.”

[Brown Book, Page XI-7]

As noted under Sidewalk Program, at Page 20, this Committee believes sidewalk funding requests should be separate for the three categories: residential, CBD, and non-CBD business districts to enhance clarity and provide consistency over the years.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(s) Concord Avenue Sidewalk Construction and Easements	\$3,000,000	\$2,904,000 GF (Debt) + \$96,000 Traffic Mitigation SF	Approval (5–0)

“With the increase in commercial development in South Lexington and the associated increase in traffic volume, pedestrian safety has been identified as a high priority by area residents. This request is to fund the construction of sidewalks along Concord Avenue from Spring Street to Waltham Street. Town Meeting previously approved a feasibility study and design and engineering for this project. The estimated length of the sidewalks to be constructed is 1.1 miles and would likely include, but not be limited to, retaining walls, drainage improvements, tree removal, and pedestrian crossings. New sidewalks proposed for this project will be linked to the recently installed sidewalks on Spring Street, thus providing a closed loop of sidewalks from Concord Ave to Spring Street to Marrett Road to Waltham Street and back to Concord Ave.”

[Brown Book, Pages XI-7 & XI-21]

This sidewalk fulfills a commitment to the South Lexington residents made in conjunction with the rezoning and commercial development in the area.

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Article 11: Appropriate for Water System Improvements	Funds Requested	Funding Source	Committee Recommends
	\$900,000	\$200,000 Water EF (Debt) + \$700,000 Water EF (RE)	Approval (5–0)

“This is an annual request for funding of an on-going program to replace unlined or inadequate water mains and deteriorated service connections, and to eliminate dead ends in water mains and includes funding for design/engineering and construction. Unlined water mains are subject to corrosion which results in restricted flow and degradation of drinking water quality. Possible locations of water main repair and replacement include Massachusetts Avenue from the Arlington Town Line to Oak Street. Part of these project costs may be eligible for financing through an MWRA grant/loan program.”

[Brown Book, Pages XI-10 & XI-20]

Article 12: Appropriate for Wastewater System Improvements	Funds Requested	Funding Source	Committee Recommends
	\$1,300,000	\$1,100,000 Wastewater EF (Debt) + \$200,000 Wastewater EF (RE)	Approval (5–0)

Project Description	Amount Requested	Funding Source	Committee Recommends
(a) Wastewater System Improvements	\$1,200,000	\$1,000,000 Wastewater EF (Debt) + \$200,000 Wastewater EF (RE)	Approval (5–0)

“This is an annual request for rehabilitation of sanitary sewer infrastructure. Engineering investigation and evaluation will be done on sewers in remote, inaccessible areas, such as along brook channels where poor soil conditions lead to storm water infiltration. Work will include replacement or repair of deteriorated sewers and manholes in easements. Sewage leaks and overflows present a direct danger to the health of the community through transmission of waterborne diseases. In addition, the Town’s assessment by the MWRA for sewage treatment is based on total flow through the meter at the Arlington town line, so excessive flow of storm water in the sewer results in unnecessarily higher sewage bills. Projects may be eligible for MWRA grant/loan program funding if additional funding is made available. Further identification, prioritization, and repair of sanitary sewer lines in the town to reduce inflow and infiltration into the system has been ongoing in several sewer basins in town that include, but are not limited, to the Kiln Brook Basin/Tophet Swamp area, the Stimson Ave./Grandview Ave. area, the Parker Street/downtown area, and the Saddle Club area. Possible future areas of investigation and removal are the Bloomfield Street area, Waltham Street / Concord Ave area, and Adams Street area.”

[Brown Book, Pages XI-11 & XI-20]

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<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b) Pump Station Upgrades	\$100,000	Wastewater EF (Debt)	Approval (5–0)

“Lexington has ten sewer pumping stations valued at over \$6 million. This is an ongoing program for upgrade of the stations including bringing them in compliance with federal (OSHA) regulations, and equipment replacement. The pump stations are evaluated every year to ensure they are operating within design parameters. As the system ages, motors and valves need to be replaced and entryways need to be brought up to current OSHA Standards. Pump failure results in sewer surcharges and overflows, which create a public health risk and environmental damage. This year’s funding is requested for the replacement of the controls and the addition of a generator at the Worthen Rd. pumping station.”

[Brown Book, Page XI-12]

This Committee applauds that this program includes on-going efforts to ensure adequate emergency-backup power is at, or can readily be brought to, all critical pumping stations.

<i>Article 13: Appropriate for School Capital Projects and Equipment</i>	<i>Funds Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
	\$1,524,031	\$929,387 GF (Debt) + \$106,500 GF (Free Cash) + \$445,565 GF (Cash) + \$42,579 (Prior-Year Articles)	Approval (5–0)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(a) School Technology	\$1,213,000	\$728,000 GF (Debt) + \$39,435 GF (Free Cash) + \$445,565 GF (Cash)	Approval (5–0)

“This request is for technology equipment to support the District’s Strategic Goal for enhancing the schools’ capacity to utilize technology as an instructional and administrative tool. Funding is requested for:

- The replacement of the District’s approximately 550 oldest computers with up-to-date technology workstations. Some funds will be allocated to provide middle and high school teachers with laptops as part of the District’s four phase plan to equip all teachers at the secondary level with a laptop for their school use (\$540,000).
- The expansion of the one-to-one mobile technology initiative to a larger group of 200–300 students at the high school and middle schools. The initial pilot project in FY13, funded through an Lexington Education Foundation grant, provided a group of 50+ students with iPads equipped with appropriate multimedia textbook and other educational applications for their use at school and at home (\$120,000).
- The replacement of old shared printers throughout the district and to purchase additional printers and peripherals to support mobile technology in school buildings (\$20,000).

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- The maintenance and updating of the schools' Local Area Network by replacing end of life switches, upgrading server storage capacity, providing additional backup and recovery hardware, and augmenting the number and distribution of wireless access points at the high school and middle schools. The District has a planned five-year network upgrade to provide increased (gigabit) service to key technology workstations from the current 10/100 MBps throughput (\$160,000).
- The installation of a managed wireless network in Bridge and Bowman Elementary Schools, in coordination with the renovation of these two school buildings. Wireless was installed at Fiske as part of their new building project, at the High School in FY11, at Clarke and Diamond Middle Schools in FY12, and at Hastings and Harrington in FY13. Estabrook's wireless building network is included in the scope of the new building construction. Once the wireless network installation is completed in all schools, additional resources will be required to accommodate the use of portable mobile devices for students and teachers for textbooks and other uses (\$149,100).
- The installation of interactive projector/whiteboard units in 70 classrooms. This represents the second stage of a plan to have every Grade 3-12 classroom equipped with interactive projector/whiteboard units (SMART Technology) by FY15. Core teachers have been trained and will serve as coaches/mentors for others. In addition, all six of our instructional technology specialists that service our 9 schools have received formal certification as SMART trainers for the instructional uses of their interactive whiteboards (\$224,000)."

[Brown Book, Pages XI-9 & XI-15]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b) System-Wide School Classroom and Administrative Furniture	\$281,031	\$201,387 GF (Debt) + \$37,065 GF (Free Cash) + \$42,579 Prior-Year Articles	Approval (5-0)

"This is an annual request for replacement of furniture that has reached the end of its useful life. Many buildings have not been renovated and need to have classroom furnishings replaced. The schools need workstations, office furniture, folding chairs/tables, conference room furniture, bookshelves, storage units and cabinets, kidney tables, library furniture, staff room mailboxes, carts, corkboard and partitions."

[Brown Book, Pages XI-10 & XI-15]

The source of the prior-year Articles funding is as follows:

Article	Purpose	Amount
2009 ATM, Article 18(b)	Classroom Furniture	\$832
2010 ATM, Article 15(b)	Food-Service Equipment	\$11,469
2010 ATM, Article 15(d)	Classroom Furniture	\$7,182
2011 ATM, Article 12(b)	Food-Service Equipment	\$8,169
2011 ATM, Article 12(c)	Classroom Furniture	\$14,927
Total		\$42,579

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<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(c) Time Clock/Time Reporting System	\$30,000	GF (Free Cash)	Approval (5–0)

“This request is for additional funding for implementing a time clock system for the School Department that was authorized in the FY2011 Capital Budget. During implementation planning, it was discovered that the original estimate provided was \$30,000 under what is required because it did not include one building and a management/supervisor interface for the first year. Approval of this supplemental increase will allow the School Department to continue implementation planning and complete this project.”

[Brown Book, Page XI-15]

<i>Article 14: Appropriate for Public Facilities Capital Projects</i>	<i>Funds Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
	\$2,393,454	\$754,000 GF (Debt) + \$1,365,500 GF (Free Cash) + \$173,954 GF (Cash) + \$100,000 CPA (Cash)	See Below

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(a) Municipal Building Envelope and Systems	\$173,954	GF (Cash)	Approval (5–0)

“This ongoing capital request, originally approved for funding in the 2006 operating budget override, includes design and construction repair/replacement projects for the maintenance and upgrade of municipal buildings and systems. Repairs to roofs, windows, mechanical and electrical systems, and interior finishes are required on a continual basis to maintain town facilities for their intended function. The public building infrastructure will always need to be maintained, repaired, and upgraded to prevent structural deterioration and avoid safety hazards. The projects within this program do not increase the size of the public building stock and therefore do not result in increased utility usage or maintenance costs. Projects already identified for FY2014 include extraordinary repairs in the Lexington Police Headquarters including ceiling system replacements, interior painting, minor construction for improved space utilization, and implementation of access controls for improved LPD internal controls.”

[Brown Book, Page XI-15]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b-d, l, & o) Extraordinary School Repair Projects	\$666,500	\$354,500 GF (Free Cash) + \$312,000 GF (Debt)	Approval (4–1)

“This request is to fund multiple projects that are characterized as extraordinary repairs. They include:

- **School Building Flooring Program - \$125,000 (Free Cash):** This is a multi-year project that will replace carpet, vinyl tile, and ceramic tile flooring systems that have failed or are beyond their useful life and exceed \$25,000 in cost. Flooring systems must be replaced periodically to

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insure the surfaces are safe and cleanable. Worn or broken flooring creates a tripping hazard, can provide harborage for bacteria and water, and is difficult to clean. Smaller repairs of flooring components are funded through the operating budget.

- **Interior Painting Program - \$150,000 (Free Cash):** This is a multi-year project for a school building interior painting program with the intent of systematically repainting interior surfaces on a 7 to 10 year schedule. Elementary school interiors are occasionally painted through PTA planning of community volunteers. The Middle Schools and High School have not had interior painting done for many years. This painting program will enable DPF to plan for and implement annual summer painting projects that will improve maintenance and cleanliness of building interiors. Projects will be identified annually with input from school administrators.
- **School Window Treatments Extraordinary Repair - \$50,000 (Free Cash):** The majority of Lexington's school buildings have inoperable horizontal blinds that were installed when the buildings were constructed. This multi-year project will replace these window treatments with low maintenance solar shades to increase energy efficiency, control sun glare, and improve overall lighting control in the educational space. Prior years' funding has been utilized at LHS and the middle schools.
- **Lexington Public Schools Print Shop Renovation - \$312,000 (General Fund Debt):** This request is for funding of improvements to the Lexington Public School's print shop. Several years ago, the print shop was relocated from the Lexington High School to the old Harrington School kitchen area in the basement of what is now the Central Office Building. Use of this space has revealed the need for significant renovations including improvements to ventilation, wiring, air conditioning, lighting and flooring. In addition, the need for the replacement of equipment has been identified to keep up with the demand for print shop services that serve the school departments as well as municipal operations.
- **School Human Resources Office Renovation - \$29,500 (Free Cash):** This project would redesign and renovate the existing Human Resources Office and the Office of the Assistant Superintendent for Human Resources. Work would include creating a confidential conference room and making changes to the layout to increase the efficient use and functionality of the office space.

[Brown Book, Pages XI-8 & XI-16]

One member of this Committee opposes this request as the Interior Painting Program component has no significant, minimum, cost threshold for the individual jobs planned under that component of this aggregated request. Notwithstanding that interior painting has been characterized as having a preservation-of-capital aspect, that member believes the Interior Painting Program belongs in the Operating Budget for FY2014—and thereafter.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(e) School Paving Program	\$150,000	GF (Free Cash)	Approval (5–0)

“This project requests funds for design and construction to maintain school parking and paved pedestrian surfaces in a condition suitable for public use. In the last five years paving improvements have been implemented at Estabrook, Bridge, Bowman, Hastings, Diamond, and Central Administration buildings. The FY14 request is to add additional parking at Fiske Elementary School required due to additional programs being located at the school. In addition, improvements will be made to various school buildings to remove access barriers identified in the ADA Survey completed in 2011. The Department of Public Facilities and the Department of Public Works Engineering partner on these projects to utilize the DPW paving bids.”

[Brown Book, Page XI-16]

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<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(f) Lexington High School Overcrowding – Phase 3 Engineering and Improvements	\$362,000	GF (Debt)	Approval (5–0)

“The Lexington High School (LHS) is currently overcrowded; enrollment is projected to increase, and a major facility expansion or replacement is not planned within the next ten years to comprehensively address these conditions. This project is the third phase of multi-year construction projects of interim measures to improve space utilization at LHS and reduce overcrowding. Phase I, completed in the summer of 2011, consolidated Performing and Visual Arts Administration with program spaces on the second floor of the Main Building. Phase II, completed over the summer of 2012, added four additional classrooms by relocating some functions to the school administration building and converting underutilized space to classrooms and improving the efficiency of the LHS Administrative Offices. Phase III will continue to improve utilization of space. In addition, funding will be used to develop a plan for adding enough classrooms to accommodate projected enrollment increases over the next five years.

This plan will serve as the basis for Phase IV, a request for construction funding preliminarily estimated at \$3,000,000, that is proposed for consideration at a Fall 2013 special town meeting to insure that new classrooms will be ready by the opening of school for the 2014-2015 academic year.

[Brown Book, Page XI-9]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(g) School Security Standardization	\$370,000	GF (Free Cash)	Approval (5–0)

“This request is for funds to standardize the elementary and middle schools for access control and video security. The Harrington, Fiske, Clarke, LHS and new Estabrook schools have each received access control and video security systems through previous debt exclusion and grant funding opportunities. This project will add access control and video security to the remaining schools and the Central Administration building so that all school buildings have comparable access control and video security. This project will improve school safety and allow for consistent implementation of procedures.”

[Brown Book, Page XI-16]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(h) Installed Wall Units – Air Conditioner	\$56,000	GF (Free Cash)	Approval (5–0)

“This request is for installation of four air conditioning wall units in the Central Administration lower level professional development/conference rooms. Regular use of these rooms is rapidly increasing and the current window units are inadequate for cooling the rooms in a comfortable, consistent, and noiseless fashion. The on-going issue of turning the window units on and off during professional development sessions and meetings in order to reduce the noise level is not conducive to the best learning environment for staff and it is highly distracting as the air quality in the rooms is not constant.”

[Brown Book, Page XI-17]

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2013 ATM

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(i) School Building Envelope and Systems Program	\$235,000	GF (Free Cash)	Approval (5–0)

“This project involves performing annual prioritized design, repairs and modifications to prevent deterioration of school building exteriors and building systems. Proper maintenance of school buildings requires continual investment in the building envelope and building systems. This includes repair of damaged panels and siding, re-caulking and weatherproofing windows and doors, repainting the wood exterior, and extraordinary repairs to mechanical systems. Small, individual items such as failure of a specific door or window or small painting projects will continue to be funded through the operating budget. FY 2014 priorities may include modifying educational spaces as required in school buildings to accommodate enrollment changes, concrete repairs to the Diamond loading dock area, and evaluation of the school clock, PA, and time systems. Engineering design and preparation of bid documents are included in the request for funding.”

[Brown Book, Page XI-17]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(j) Clarke Middle School Bus Loop	\$35,000	GF (Free Cash)	Approval (5–0)

“This funding request is for a study of bus loop construction on the Stedman Road side and to identify solutions to address the long term need to separate car and bus traffic at the Clarke Middle School. There are heavy traffic tie ups in the Clarke Middle School parking lot during the morning and afternoon arrival and dismissal times, causing frustration for parents, students, staff and bus drivers. There is also a need to create a better entrance and exit coming and going to and from the Clarke Middle School during the school day.”

[Brown Book, Page XI-17]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(k) Hastings School Kitchen Renovation	\$90,000	GF (Free Cash)	Approval (5–0)

“This request is to fund necessary upgrades to the kitchen at the Hastings School, which is not well designed for the food preparation and serving requirements of an elementary school. This project would utilize the existing space while reconfiguring the needed items to improve the flow and include removing the serving line from inside the kitchen area. In response to the growth of interest in composting and recycling, space reconfiguration will promote setup of an organized waste stream.”

[Brown Book, Page XI-17]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(m) Public Facilities F350 Vehicle	\$80,000	GF (Debt)	Approval (5–0)

“This request is to replace the second of two vehicles used by the Department of Public Facilities for maintaining grounds that are past their useful life. The new vehicle is anticipated to be a Ford F350 with plow, enclosed utility body, trailer tow package, lift gate and safety light package. It would provide snow plowing and hauling of large secondary equipment and materials, and could also be assigned to one of the

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2013 ATM

skilled trades for facility repairs. A replacement for the first vehicle was approved in 2012 and the new vehicle is on order.”

[Brown Book, Page XI-9]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(n) Public Facilities Bid Documents	\$175,000	\$100,000 CPF (Cash) + \$75,000 GF (Free Cash)	Approval (5–0)

“This request is for funds for year 2 of a multi-year program for professional services to produce design development, construction documents, and/or bid administration services for smaller school projects in anticipation of requests for construction funding at town meeting that that have a high probability of approval. This will insure that the projects can be completed in the then-current construction season, which is particularly important for the timely completion of such projects given the short window between the end of school in June and the beginning of school the following August.”

[Brown Book, Page XI-16]

In addition to the GF amount being provided for the annual request related to school projects, the CPF amount is for D&E of the code-compliance actions required for initial occupancy and for schematic-level drawings for long-term improvements to expand the functions available at the buildings acquired with the purchase of land off of Marrett Road. (See our report to the March 18, 2013 STM, released March 15, 2013.)

<i>Article 15: Appropriate Bonds and Notes Premiums</i>	<i>Funds Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
	\$4,169,631	Bond Premium	Approval (5–0)

“To see if the Town will vote to apply premium received on account of the sale of bonds or notes of the Town that are the subject of a Proposition 2 ½ debt exclusion, to pay costs of the project being financed by such bonds or notes, provided that the amount authorized to be borrowed for such project, but not yet issued by the Town, is reduced by the same amount, or act in any other manner in relation thereto.”

[Town of Lexington Warrant to the 2013 ATM, Page 15]

During its most recent bond sale (February 2013), the Town received a premium of \$4,169,631 on the exempt portion of the sale related to the Bridge/Bowman and Estabrook Schools projects. A new Department of Revenue (DOR) Division of Local Services Bulletin 2013-01B, March 2013, allows this premium to be appropriated for underlying project costs. Previously, use of any premium has been limited to bond-issuance costs. Under this Article, those funds will be appropriated for those projects and the previously authorized debt will be reduced by the same amount as there’d be no need to issue that amount in bonds. The effect is to reduce the overall debt service for the projects. There is no change in the authorized spending capacity for the project.

<i>Article 19: Rescind Prior Borrowing Authorizations</i>	<i>Amount for Rescission</i>	<i>Original Funding Source</i>	<i>Committee Recommends</i>
		Debt	Pending

“To see if the Town will vote to rescind the unused borrowing authority voted under previous Town Meeting articles....”

[Town of Lexington Warrant to the 2013 ATM, Page 16]

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2013 ATM

At the time of this report, this Committee had not been notified of any proposed actions.

Note: No-longer-needed cash balances from issued debt are not a subject for rescission. Those are normally proposed to Town Meeting for appropriation to later Capital Articles.

Article 20: Establish and Appropriate To and From Specified Stabilization Funds	Funds Requested	Funding Source	Committee Recommends
	To \$2,184,000; From \$1,600,000;	\$1,234,000 GF (Cash) + \$950,000 GF (Free Cash) to (Capital Projects/Debt Service Reserve/Building Renewal Fund; \$1,600,000 from (Capital Projects/Debt Service Reserve/Building Renewal Fund)	Approval (5-0)

“To see if the Town will vote to create and/or appropriate sums of money to and from Stabilization Funds in accordance with Section 5B of Chapter 40 of the Massachusetts General Laws for the purposes of: ...

(j) Capital Projects/Debt Service Reserve/Building Renewal Fund....”

[Town of Lexington Warrant to the 2013 ATM, Page 17]

The only one of the funds identified in the Warrant under this Article with capital implications at this Town Meeting is the Capital Projects/Debt Service Reserve/Building Renewal Fund:

a. The first action is to withdraw, with a 2/3rd vote, from that Fund the \$1,600,000 that had been appropriated to the fund at the last November STM, under Article 3. That appropriation had been made with the express intent, as proposed here, to withdraw that same amount for use in FY2014 toward the Town’s exempt-debt expenses to mitigate the increase to the taxpayers resulting from the debt service for the unexpected Estabrook, Bridge, & Bowman Schools projects.

b. The second action is to deposit \$2,184,000 of available cash that is not designated for use toward FY2014 expenses so that it would be available in the Fund to apply to future Capital-related expenses. Included in such expenses is the use of approximately \$950,000 of this appropriation in FY2015 for another offset to the increase in the non-exempt debt from those Schools projects. The approximately \$1,234,000 balance that would remain in this Fund will be available later in FY2014 and thereafter to be applied, with a 2/3rd vote by a future Town Meeting, toward any of the purposes in the full title of the Fund.

Article 21: Appropriate to Stabilization Fund	Funds Requested	Funding Source	Committee Recommends
	Not applicable	Not applicable	Indefinite Postponement (5-0)

“To see if the Town will vote to appropriate a sum of money to the previously created Stabilization Fund....”

[Town of Lexington Warrant to the 2013 ATM, Page 17]

At this time, there is not any planned action under this Article.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2013 ATM

Article 22: Appropriate from Debt Service Stabilization Fund	Funds Requested	Funding Source	Committee Recommends
	\$124,057	Debt Service SF	Approval (5–0)

“To see if the Town will vote to appropriate a sum of money from the Debt Service Stabilization Fund to offset the FY2014 debt service of the bond dated February 1, 2003 issued for additions and renovations to the Lexington High School, Clarke Middle School and Diamond Middle School, as refunded with bonds dated December 8, 2011”

[Town of Lexington Warrant to the 2013 ATM, Page 17]

In August 2006, the Town received over \$14 million from the Massachusetts School Building Authority as reimbursement toward the Town’s secondary-schools renovation project. After using over \$11 million of those funds to retire short-term debt taken on in anticipation of that reimbursement, there was \$2,143,079 excess reimbursement that needed to be applied toward the project’s long-term exempt debt. By Department of Revenue [DOR] regulations, these funds must be used only to offset debt service on the outstanding bond for that exempt debt.

With the prior-year appropriations from this fund and, over the same period interest being earned on the amount in the fund, the balance is now \$1,258,728. With continued, yearly, appropriation of this same amount (\$124,057), all the excess reimbursement will have been applied with the payment in FY2023.

With the present balance, that would still leave \$18,548 in the fund, but the residual balance will be higher in FY2023 as a result of interest that will be earned over the next 10 years. It is the Town’s position that the residual balance should be applied against other exempt debt in FY2024 as the requirement to reserve these funds was to “return” the funds to the taxpayer through the mitigation of exempt-debt service.

Article 25: Appropriate for Authorized Capital Improvements	Funds Requested	Funding Source	Committee Recommends
			Pending

“To see if the Town will vote to make supplementary appropriations to be used in conjunction with money appropriated in prior years for the installation or construction of water mains, sewers and sewerage systems, drains, streets, buildings, recreational facilities or other capital improvements and equipment that have heretofore been authorized....”

[Town of Lexington Warrant to the 2013 ATM, Page 18]

At the time of this report, this Committee had not been notified of any proposed actions.

Article 28: Amend General Bylaws— Town Meeting Warrant	Funds Requested	Funding Source	Committee Recommends
	Not applicable	Not applicable	Indefinite Postponement (5–0)

“To see if the Town will vote to amend Section 118-2 of the Code of the Town of Lexington (“Posting and Mailing of Warrant”) by deleting the requirement that the warrant be mailed to each dwelling place in the Town and providing for an alternative method of making warrants for elections and town meetings available to residents and Town Meeting Members, or act in any other manner in relation thereto.

[Town of Lexington Warrant to the 2013 ATM, Page 19]

This Committee understands this Article will be Indefinitely Postponed as further work is needed on the exact changes required in the Bylaw to properly provide for the desired change. As we support the objective, we look forward to this matter being brought to a future Town Meeting.

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We note, however, that this Committee reiterates last-year’s position that instituting an opt-in approach for all Town residents should require the Bylaw provide for an explicit heads-up to all of the Town’s residents before each Town Meeting reminding them of an upcoming Warrant(s), how the Warrant will be accessible, and of their right to opt-in to getting a copy by mail—with reference to the means by which they can opt-in.

Article 29: Amend General Bylaws— Contracts and Deeds (Solar Energy Purchasing)	Funds Requested	Funding Source	Committee Recommends
	<i>Not applicable</i>	<i>Not applicable</i>	Approval (5–0)

“To see if the Town will vote to amend Section 32-4 of Chapter 32 of the Code of the Town of Lexington (Authorization to Solicit Award and Enter Certain Contracts) by adding after the words “Community television services 10” the words “Leases, licenses, purchase power agreements, agreements for payments in lieu of taxes (PILOTs), and/or other agreements for the purpose of installing solar energy facilities and purchasing solar electricity 20”; or act in any other manner in relation thereto.

Extending the permissible duration of Town contracts to 20 years for the purpose of developing or procuring solar energy (an extension of the current five year limit) is an essential step to facilitate efforts to secure development of renewable energy projects as, in the current market, developers are unlikely to make offers under the current duration limit.

Article 32: Amend General Bylaws— Electronic Voting	Funds Requested	Funding Source	Committee Recommends
	<i>Not applicable</i>	<i>Not Applicable</i>	Approval (5–0)

“To see if the Town will vote to amend Chapter 118 Section 17 (Voting) of the Code of the Town of Lexington to permit, as an additional method, the electronic casting, recording, display, and reporting of votes taken at Town Meeting; and to make other updating changes to that Section; or to act in any other manner in relation thereto.”

[Town of Lexington Warrant to the 2013 ATM, Page 20]

Summary of Warrant Article Recommendations

*Abbreviations: RF = Revolving Fund; CPF = Community Preservation Fund;
EF = Enterprise Fund; RE = Retained Earnings; GF = General Fund;
SF = Stabilization Fund; TBD = To Be Determined; ATM = Annual Town Meeting;
STM = Special Town Meeting*

Article	Description	Request	CEC Recommended Difference from Request	Funding Source
8	Community Preservation Committee Operating Budget and CPA Projects			
8(a)	Archives & Records Management/Conservation	\$20,000		CPF (Cash)
8(b)	CPA Conservation Restriction Enforcement Funds	\$25,000		CPF (Cash)
8(c)	Cary Memorial Building Upgrades	\$550,000		CPF (Cash)
8(d)	Muzzey Senior Center Upgrades	\$526,818	(\$526,818)	CPF (Cash) (<i>Expect Indefinite Postponement</i>)
8(e)	Visitor Center Design Phase	\$0		CPF (Cash)
8(f)	Park and Playground Improvements	\$147,500		CPF (Cash)
8(g)	Park Improvements—Athletic Fields	\$65,000		CPF (Cash)
8(h)	Lincoln Park Field Improvements	\$565,000		\$150,000 CPF (Cash) + \$186,750 Recreation EF (RE) + \$228,250 GF (Debt)
8(i)	Lexington Center Pocket Park and Ancillary Costs	\$21,500		CPF (Cash)
8(j)	Merriam Hill Preservation Project	\$3,000		CPF (Cash)
8(k)	Moon Hill National Register Nomination Project	\$6,000		CPF (Cash)
8(l)	Greeley Village Front Doors	\$172,734		CPF (Cash)
8(m)	LexHAB Set-Aside Funds for Acquisition of Community Housing	\$450,000		CPF (Cash)
8(n)	ACROSS Lexington Pedestrian/Bicycle Route System	\$5,875		\$5,000 CPF (Cash) + \$875 GF (Cash)
8(o)	Buckman Tavern Restoration and Renovation	\$650,000		CPF (Cash)
8(p)	Wright Farm Debt Service	\$36,875		CPF (Cash)
8(q)	Administrative Budget	\$150,000		CPF (Cash)
9	Recreation Capital Projects			
9(a)	Pine Meadows Improvements	\$75,000		Recreation EF (RE)
9(b)	Lincoln Park Field Improvements	See 8(h)		See 8(h)
10	Municipal Capital Projects & Equipment			
10(a)	Fire Pumper Replacement	\$485,000		GF (Debt)
10(b)	Cary Memorial Library RFID Conversion Project	\$124,000		GF (Free Cash)
10(c)	Head End Equipment Replacement—Phase IV	\$60,000		GF (Free Cash)
10(d)	MIS Technology Improvement Program—Phase II	\$160,000		GF (Cash)
10(e)	Network Redundancy and Improvement Plan	\$36,000		GF (Free Cash)
10(f)	Replace Town-wide Telephone Systems – Phase II	\$146,000		GF (Cash)
10(g)	Townwide Electronic Document Management System—Phase III	\$60,000		GF (Free Cash)
10(h)	Hastings Park Gazebo Rehabilitation Design	\$15,000		GF (Cash)
10(i)	Street Improvements and Easements	\$2,814,238		\$1,890,074 GF (Cash) + \$924,164 Chapter 90 State Aid
10(j)	Townwide Culvert Replacement	\$390,000		GF (Cash)
10(k)	Storm Drainage Improvements and NPDES Compliance	\$340,000		\$155,155 GF (Cash) + 184,845 GF (Debt)
10(l)	DPW Equipment Replacement	\$640,000		\$349,000 GF (Debt) + \$145,500 Water EF (Debt) + \$145,500 Wastewater EF (Debt)
10(m)	Hastings Park Irrigation	\$73,000		GF (Free Cash)
10(n)	Hydrant Replacement Program	\$100,000		\$50,000 GF (Free Cash) + \$50,000 Water EF (RE)
10(o)	Comprehensive Watershed Storm Water Management Study and Implementation	\$390,000		GF (Debt)
10(p)	Townwide Signalization Improvement	\$125,000		GF (Free Cash)
10(q)	Hartwell Avenue Infrastructure—Engineering and Easements	\$800,000		GF (Debt)
10(r)	Sidewalk Improvements and Easements	\$400,000		GF (Debt)
10(s)	Concord Avenue Sidewalk Construction and Easements	\$3,000,000		\$2,904,000 GF (Debt) + \$96,000 Traffic Mitigation SF
11	Water System Improvements	\$900,000		\$200,000 Water EF (Debt) + \$700,000 Water EF (RE)
12	Wastewater System Improvements			
12(a)	Wastewater System Improvements	\$1,200,000		\$1,000,000 Wastewater EF (Debt) + \$200,000 Wastewater EF (RE)
12(b)	Pump Station Upgrades	\$100,000		Wastewater EF (Debt)

Continued on next page

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Continued from previous page

Article	Description	Request	CEC Recommended Difference from Request	Funding Source
13	School Capital Projects & Equipment			
13(a)	School Technology	\$1,213,000		\$728,000 GF (Debt) + \$39,435 GF (Free Cash) + \$445,565 GF (Cash)
13(b)	System-Wide School Classroom and Administrative Furniture	\$281,031		\$201,387 GF (Debt) + \$37,065 GF (Free Cash) + \$42,579 Prior-Year
13(c)	Time Clock/Time Reporting System	\$30,000		GF (Free Cash)
14	Public Facilities Capital Projects			
14(a)	Municipal Building Envelope and Systems	\$173,954		GF (Cash)
14(b–d, l, & o)	Extraordinary School Repair Projects	\$666,500		\$354,500 GF (Free Cash) + \$312,000 GF (Debt)
14(e)	School Paving Program	\$150,000		GF (Free Cash)
14(f)	Lexington High School Overcrowding – Phase 3 Engineering and Improvements	\$362,000		GF (Debt)
14(g)	School Security Standardization	\$370,000		GF (Free Cash)
14(h)	Installed Wall Units – Air Conditioner	\$56,000		GF (Free Cash)
14(i)	School Building Envelope and Systems Program	\$235,000		GF (Free Cash)
14(j)	Clarke Middle School Bus Loop	\$35,000		GF (Free Cash)
14(k)	Hastings School Kitchen Renovation	\$90,000		GF (Free Cash)
14(m)	Public Facilities F350 Vehicle	\$80,000		GF (Debt)
14(n)	Public Facilities Bid Documents	\$175,000		\$100,000 CPF (Cash) + \$75,000 GF (Free Cash)
15	Bonds and Notes Premiums	\$4,169,631		Bond Premium
19	Rescind Prior Borrowing Authorizations	Pending		Debt
20	Establish and Appropriate to and from Specified Stabilization Funds	To \$2,184,000; From \$1,600,000		To \$1,234,000 GF (Cash) + \$950,000 GF (Free Cash); From the Capital Projects/Debt Service Reserve/Building Renewal Fund
21	Appropriate to Stabilization Fund	N/A		N/A; has been Indefinitely Postponed
22	Appropriate from Debt Service Stabilization Fund	\$124,057		Debt Service SF
25	Appropriate for Authorized Capital Improvements	Pending		
28	Amend General Bylaws—Town Meeting Warrant	N/A		N/A; has been Indefinitely Postponed
29	Amend General Bylaws—Contracts and Deeds (Solar Energy Purchasing)	N/A		N/A
32	Amend General Bylaws—Electronic Voting	N/A		N/A